

Special Services/Ancillary Fee List

	Residential	Commercial
Certificate of Title with Tax Search	\$500 minimum	\$500 minimum
Coop Lien Search	\$450	\$450
Preparation of Zoning Lot Certification	\$500 minimum	\$500 minimum
Certificate of Good Standing	\$150 per entity	\$150 per entity
County Judgment and Lien Search	\$75 per name (Zone 1)	\$75 per name (Zone 1)
	\$50 per name (Zone 2)	\$50 per name (Zone 2)
Lien Searches	\$125 per lot	\$125 per lot
State of New York Judgment and Lien Search	\$60 per name	\$60 per name
Title Continuation with Tax Search	\$100 minimum	\$100 minimum
Last Owner search with copy of deed	\$100 (Zone 1)	\$100 (Zone 1)
	\$80 (Zone 2)	\$80 (Zone 2)
Attorney Search with Tax Search	\$275 (Zone 1)	\$275 (Zone 1)
	\$250 (Zone 2)	\$250 (Zone 2)
C&R and Easement Searches	Quote is presented to and approved by client before proceeding.	
Open Mortgage Search	\$100 minimum	\$100 minimum
Bankruptcy Court Search	\$30 per name	\$30 per name

Patriot Search	\$30 per name	\$30 per name
Tax Search and one continuation	\$50 per lot	\$50 per lot
Municipal Search Package (ER, Fire, H&B, Highway, Street Report and C of O)	\$315 per lot + municipal fees*	\$315 per lot + municipal fees*
Sewer Search (Nassau, Suffolk and Westchester Counties only)	\$40 per lot	\$40 per lot
Air Resources (New York, Kings, Queens, Bronx & Richmond Counties only)	\$40 per lot + municipal fees	\$40 per lot + municipal fees
Vault Tax Search (New York, Kings, Queens, Bronx & Richmond Counties)	\$20 per lot	\$20 per lot
Oil Burner Search	\$20 per lot + municipal fees*	\$20 per lot + municipal fees*
Health Search	\$20 per lot + municipal fees*	\$20 per lot + municipal fees*
Zoning Search	\$40 per lot + municipal fees*	\$40 per lot + municipal fees*
Flood Zone Search	\$40 per lot	\$40 per lot
Landmark Search	\$20 per lot	\$20 per lot

* Municipal fees pertain to all counties outside New York City