



**ROCKY MOUNT OFFICE**  
270 S. Main Street, Suite 201  
Rocky Mount, VA 24151

**MAIN OFFICE**  
3565 Electric Road, Suite J  
Roanoke, VA 24018

**BLACKSBURG OFFICE**  
1997 S. Main Street, Suite 604  
Blacksburg, VA 24060

Telephone (540) 772-0585 / (800) 468-5811  
FAX (540) 772-0639 / (800) 335-0197

[www.virginiatitlecenter.com](http://www.virginiatitlecenter.com) ★ [closings@virginiatitlecenter.com](mailto:closings@virginiatitlecenter.com)

---

## **SETTLEMENT FEE SCHEDULE**

*(Effective August 1, 2021)*

### Residential Settlement Fees

Borrower Fee (Purchases & Refinances)	\$450.00
Cash Purchase Fee	\$350.00
Search Fees	Full: \$175.00
Current Owner/Prior Policy Update:	\$125.00
Update Only:	\$ 40.00
Update/Record:	\$ 50.00
Binder Fee	\$ 65.00
Simultaneous Issue Fee	\$100.00
ICL/CPL Fee	\$ 20.00
Seller Fee (Purchase)	\$250.00
Equity Line closed w/ 1 <sup>st</sup> Mortgage	\$150.00
Settlement for Permanent Loan from Construction	\$275.00*
Deed Preparation by Attorney	\$105.00**
Subordination Preparation by Attorney	\$105.00**
Payoffs in excess of 5	\$ 25.00 each
(Charged in increments of 5)	

### Commercial Settlement Fees

Commercial Purchases and Refinances	\$750.00***
Search Fees	Varies based on transaction
Equity Line closed w/ 1 <sup>st</sup> Mortgage	\$150.00
Deed Preparation by Attorney	\$105.00**
Subordination Preparation by Attorney	\$105.00**

***\*This is a reduced fee charged when a second closing is needed for a permanent loan when we also closed the construction loan.***

***\*\* Attorney fees are pass through and are subject to change***

***\*\*\*Estimate; could vary depending on complexity of transaction***

---