VIRGINIA TITLE CENTER

MAIN OFFICE
3565 Electric Rd., Suite J
Roanoke, VA 24018

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

DANILLE OFFICE
530 Craghead St., Suite 104A
Danville, VA 24541

ROCKY MOUNT OFFICE
270 S. Main St., Suite 201
Rocky Mount, VA 24515

Telephone (540) 772-0585 / (800) 468-5811 ★ FAX (540) 772-0639 / (800) 335-0197
www.virginiatitlecenter.com ★ closings@virginiatitlecenter.com

SETTLEMENT FEE SCHEDULE

(Effective January 1, 2026)

Residential Settlement Fees

Borrower Fee (Purchases & Refinances)		$595.00*
Cash Purchase Fee		$470.00*
Search Fees	Full:	$200.00
	Current Owner/Prior Policy Update:	$150.00
	Update Only:	$ 40.00
	Update/Record:	$ 50.00
Binder Fee		$100.00
Simultaneous Issue Fee		$125.00
ICL/CPL Fee		$ 20.00
Seller Fee (Purchase)		$375.00*
Equity Line closed w/ 1st Mortgage		$225.00
Settlement for Permanent Loan from Construction		$375.00[1]
Deed Preparation by Attorney		$130.00[2]
Subordination Preparation by Attorney		$130.00[2]
Fee to Hold Funds in Escrow		$350.00[3]

Commercial Settlement Fees

Commercial Purchases and Refinances	$875.00[4]
Search Fees	Varies based on transaction
Equity Line closed w/ 1st Mortgage	$225.00
Deed Preparation by Attorney	$130.00[2]
Subordination Preparation by Attorney	$130.00[2]

***Note:** Our base settlement fee includes one complimentary notary closing and two overnight package fees. Any additional fees for notaries, overnight packages and certified mail will be charged as follows:

- Additional notary closings: $150.00 each
- Additional overnight package fees: $35.00 each
- Credit card and personal loan payoffs via Certified Mail over 2: $10 each

[1]This is a reduced fee charged when a second closing is needed for a permanent loan when we also closed the original construction loan.
[2]Attorney fees are pass through and are subject to change.
[3]Escrow fee can vary based on complexity and length of time funds are held in escrow.
[4]Estimate; could vary depending on complexity of transaction.