Escrow Rate Filing  
Effective December 8, 2020

1. Closing Fees

A. First Mortgage Refinances:

   A closing fee of $425 shall be charged on all 1st mortgage refinances. An additional closing fee of $100.00 may be charged if a multiple location closing is requested.

B. Second Mortgage Refinances:

   A closing fee of $250 shall be charged on all 2nd mortgages.

C. Subordination:

   A fee of $100 shall be charged for each subordinated loan where LemonBrew Abstract provided the service of ordering, tracking, and obtaining the original subordination.

D. Purchase Transaction:

   A closing fee of $475 for the buyer and $275 for the seller shall be charged on all purchase transactions.
E. **First and Second Simultaneous Mortgages:**

A closing fee of $100 shall be charged on all piggyback mortgages (2nd mortgages that are closed simultaneously with any additional mortgage) when part of refinance. A closing fee of $250 shall be charged on all piggyback mortgages (2nd mortgages that are closed simultaneously with any additional mortgage) when part of a purchase transaction.

2. **Additional Fees**

A. **Search and Exam Fee**

A search and exam fee of $150.00 may be charged per transaction. This fee applies to non-sale transactions only.

B. **Other Searches**

Other searches such as a tax search or judgement search may be needed to provide clear title. A tax search fee of $25 and a judgement search fee of $75 may be added to the transaction.

C. **Courier Fee:**

A fee of up to $35.00 per transaction may be charged. This fee applies to document shipping, processing and/or handling, courier services.

D. **Technology Fee**

A fee up to $45 per transaction may be charged. This fees applies to use of LemonBrew’s cloud based title platform.
3. **Extra Services**

   A. **ACH Platform**

       All clients will have access to LemonBrew’s proprietary funds transfer platform, Paymints.io, *free of charge* to send money for earnest money deposits on purchases and cash to close on refinances and purchases.