

High Country Title, LLC
Schedule of Residential and Commercial Closing and Settlement Fees
All Colorado Counties – Effective October 1, 2024

Closing Fee for Residential Real Estate Agent or Broker Facilitated Sale	\$400
Closing Fee for Residential Property Sold by Owner (FSBO)	\$500
Closing Fee for New Home/Homebuilder	\$300
Closing Fee for Vacant Land	\$300
Closing Fee for Time Share	\$275
Bundled Lender Closing Package – Concurrent with Residential Sale	\$475
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement, release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Residential Refinance	\$400
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement, release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Junior Loan Concurrent with Residential Sale	\$200
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Junior Loan with Residential Refinance	\$200
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Disburse or Present Only	\$200
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Closing Fee for Commercial Sale Transaction	\$550
Bundled Lender Closing Package – Concurrent with Commercial Sale	\$550
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	

Bundled Lender Closing Package – Commercial Refinance	\$550
a. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Junior Loan Concurrent with Commercial Sale	\$300
a. Includes all fees for closing, presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Junior Loan with Commercial Refinance	\$300
a. Includes all fees for closing, presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Bundled Lender Closing Package – Commercial Disburse or Present Only	\$300
b. Includes all fees for closing and presentation, wire fees, courier fees, mail fees, cashier’s checks, disbursement release tracking and loan document retrieval fees except tax certificate and recording fees.	
Closing Fee without Benefit of Title Insurance	\$1,400
Processing Fee for Foreclosure, Short Sale, or Deed in Lieu	\$300
a. In addition to the applicable closing fee.	
Supplemental Fee for Issuance of a Cashier’s Check	\$25
Supplemental Fee for HOA Document Retrieval (One)	\$150
Supplemental Fee for HOA Document Retrieval (Two or More)	\$200
Supplemental Fee for Local Courier or Overnight Delivery	\$25
Tax Certificate Fee	\$25
Supplemental Fee for Wired Transfer of Funds	\$30
Supplemental Fee for Additional Labor	\$100/Hour
a. For services requested beyond and in addition to those normally associated with a fee in which greater than six hours of labor is involved.	
Supplemental Fee for Title or Property Research	
a. For services not associated with a closing service to perform research on title or property matters.	\$100/Hour
Supplemental Fee for Escrow Set-Up and Hold	\$175
Supplemental Fee for Check Reissue	\$25
Electronic Document Recording Fee	\$10
Electronic Ownership and Encumbrance Report	\$5
Written Ownership and Encumbrance Report with Delivery	\$50
Property Profile	\$75
Expanded Ownership and Encumbrance Report with Property Profile	\$100
Supplemental Fee for Release Tracking	\$45
Supplemental Fee for IBA Set-Up	\$50
Supplemental Fee for Stop Check	\$25
Supplemental Fee for Document Retrieval and Printing	\$25