



UNIFIED PRICING LIST

Description	Price	Comments
ACRIS E Tax Forms	\$150.00/\$100.00	Fee transfer /Coop transfer
Articles of Organization	\$110.00	
Bankruptcy Search	\$25.00 (per name)	
Certificate of Good Standing	\$150.00	
Certificate of Incorporation	\$150.00	
Certificate of Title (No Insurance)	\$750.00	Residential (1-4 Family)
Certificate of Title (No Insurance)	\$1000.00	Commercial
Certified Copies	\$50.00	Plus statutory county charge per page
Continuation Search (1 year)	\$125.00	\$50.00 each additional year
Co-Op Search	\$300.00	Modern Abstract
Copies	\$50.00	Plus \$4.00 per page
C&R and Easement Search	\$275.00	
Deed Chain - 25 years	\$150.00	Minimum without copies
Extra Chain Charge (Per lot)	\$150.00	
Flood Search (Commercial)	\$75.00	First AM Flood Data
Flood Search (Residential)	\$50.00	First AM Flood Data
Foreclosure Search (Mechanic's Lien, Mortgage or Common Charge)	\$500.00	Extra Chain \$150.00 per lot
Health Dept. C&R's	\$300.00	Nassau and Suffolk Counties
Judgments and Liens vs. Name (No Mortgages)	\$75.00 (per name)	Judgment, FTL, Bank
Last Owner Search	\$125.00	Includes copy
Last Owner and Open Mortgages Search	\$225.00	



Description	Price	Comments
Last Owner, Judgments, Liens w/ Mortgages (Guaranteed Attorney Search)	\$300.00	NY - Includes Mechanic's Liens, Lis Pendens, Hospital Liens, Judgments, Federal Tax Liens, UCC's Albany and County and City Minor Liens
Last Owner, Judgments, Liens w/o Mortgages (Guaranteed Attorney Search)	\$200.00	
New York City		
Last Owner, Judgments, Liens w/ Mortgages (Guaranteed Attorney Search)	\$300.00	
Last Owner, Judgments, Liens w/o Mortgages (Guaranteed Attorney Search)	\$200.00	
Outside of New York City		Outside NY - Includes Mechanic's Liens, Lis Pendens, Judgments, Federal Tax Liens, UCC's Albany and County
Lien Search vs. Block and Lot	\$130.00	Nassau, Suffolk and New York City
Litigation Search	\$100.00	
Franchise Tax Status	\$75.00	
Lien Search w/ Mortgages vs. Block and Lot	\$210.00	
Map Abandonment	\$375.00	
Map Filing/Certification	\$500.00	Suffolk County
Mortgage Search vs. Block and Lot	\$175.00	
Partition Search	\$500.00	
Patriot Search	\$ 6.00	Upon customer request
Recording (Accommodation – New York Counties) – Commercial Properties	\$125.00 service fee for first document – plus governmental recording charges	\$75.00 service fee for each additional document plus governmental recording charges
Recording (Accommodation – New York Counties) – Residential Properties	\$25.00 service fee per document – plus governmental recording charges	



Description	Price	Comments
Recording (Accommodation) (Outside New York State)	\$150.00 service charge for first document - plus gov't recording charges	\$100.00 each additional document plus government recording fees
Recording UCC (Accommodation) - all counties	\$100.00 – per filing plus government fees (commercial) \$25.00 per filing plus government fees (residential)	\$50.00 for each additional UCC (commercial)
Recording Service Fee (Insured files)	\$25.00 per document (residential) \$50.00 per document (commercial)	All counties in State of New York
Settlement/Escrow services	\$500.00 per settlement	NY insured transactions
Settlement/Escrow services	\$1,500.00 per settlement	NY uninsured transactions (Commercial - price may vary depending upon complexity)
Side Walk Violation Copies	\$40.00	
Single and Separate Search (Variance)	\$400.00	Plus \$100.00 for each chain over 4
Special Certificate of Occupancy	\$250.00	
Street Abandonment	\$400.00	Plus \$100.00 for each chain over 2
Street Dedication	\$300.00	
Street Search (Ownership)	\$2,500.00	Up to 4 lots, \$400.00 each additional lot
Surrogate Search	\$100.00	
Survey Inspections	\$100.00 \$150.00	Downstate Counties Upstate Counties
Tax Lien Redemption	\$250.00	Nassau and Suffolk Counties
Tax Search	\$60.00	
UCC Searches (State or County) Ordered with a Vendor	\$60.00 (per jurisdiction)	
Zoning Lot Certification	\$750.00	
Ownership Statement	\$75.00	

Please Note: On any orders that are taken in where the quoted fee exceeds \$1,000.00, a deposit of one half the quoted charges must be collected prior to the commencement of the search.



Departmentals/Municipals

Description	Price Per Tax Lot	Recommended (1)	Optional
Air Resource	\$50.00		X
Certificate of Occupancy	\$50.00	X	
Certificate of Occupancy (Nassau, Suffolk, Westchester)	\$115.00	X	
Department of Highways	\$50.00		X
Emergency Repairs	\$50.00	X	
Fire Search	\$50.00	X	
Fuel Permit/Oil Burner	\$50.00		X
Health Department	\$50.00		X
Housing and Building	\$50.00	X	
Landmarks	\$70.00		X
Sewer Search	\$90.00		X
Street Report	\$25.00	X	
Toxic Target Summary Report	\$70.00		X
Zoning Search	\$70.00		X

*** Please Note:** Prices shown reflect present charges for traditional services provided by First American Title Insurance Company (Direct operations only). Any additional or special services requests may result in additional fees. In addition, prices shown are subject to change.

(1) May be recommended by lender or by purchaser's counsel for residential properties in certain counties.

Effective December, 2017.