

PLEASE REVIEW AND FOLLOW INSTRUCTIONS PRIOR TO SUBMITTING AN OFFER.

Offers must be submitted as a PDF file to homes@justinlandisgroup.com. Please do not send directly through Dotloop, DocuSign, Remine, etc. unless also attached as a PDF file.

If you are sending an offer over the weekend starting after 5pm on Friday, please set a Time Limit of Offer for the coming Monday at 12pm or later OR allow a minimum of 48 hours before the offer expires.

Closing attorney to be Partnership Title, LLC (fee sheet can be found on page 2)

The following clauses to be included in the offer under Special Stipulations.

1. Buyer and Seller agree that if any contingencies in this contract (including, but not limited to Due Diligence and Appraisal) expire on a weekend or Federal Holiday they shall be automatically extended through the following business day.
All contingencies and due diligence shall end at 8:00pm on the date of their expiration.

Valid Buyer Pre-approval Letter to be provided with offer.

Please email homes@justinlandisgroup.com to submit your offer or ask any questions.



MC MANAMY | MC LEOD | HELLER

Residential Closing Fee Sheet

Borrower Fees

Settlement Fee	\$795.00
Title Examination Fee	\$225.00
Title Insurance Binder Fee	\$ 75.00
Closing Protection Letter Fee - Lender	\$ 35.00 to \$50.00 (<i>varies by Underwriter</i>)

Taxes, Government and Recording Services Fees

Recording Fee	\$25.00 per document
Electronic Recording Services Fee (<i>if applicable</i>)	\$ 4.50 per document
Intangible Tax Fee	\$ 1.50 per \$500.00 of loan amount (<i>round loan amount up to nearest \$500.00</i>)
Transfer Tax Fee	\$ 1.00 per \$1,000.00 of purchase price (<i>round purchase price up to nearest \$100.00</i>)

Title Insurance Fees*

Loan Policy Premium**	\$2.55 per \$1,000.00 of loan amount <i>plus</i> \$55.00 Minimum Premium \$200.00
Enhanced Owner's Policy Premium	\$4.30 per \$1,000.00 of purchase price <i>plus</i> \$80.00 Minimum Premium \$270.00

**Title Insurance premium calculations are for informational purposes only and are not to be relied upon as a quote. Title insurance premiums vary by the title insurance company underwriter and the type of policy issued. ** Loan Policy Premium is \$150.00-\$200.00 if issued simultaneously with Owner's Policy.*

Supplementary Fees

Deed Preparation & Coordination (e.g. Deeds, Power of Attorney, Subordination Agreement)	\$ 75.00
Seller Post Closing, Release & Payoff	\$ 75.00
Closing Package Mail Out Fee	\$150.00
Second Mortgage Settlement Fee	\$250.00
Split Closing Fee	\$100.00
1031 Exchange or IRA Coordination Fee	\$250.00

MMH fees will be honored until 05/31/21. Fees imposed by an entity other than MMH are subject to change at any time. Nothing in this fee schedule should be construed as creating an attorney-client relationship.



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Residential Cash Closing Fee Sheet

Buyer Fees

Settlement Fee	\$795.00 \$595.00
Title Examination Fee	\$225.00
Tax Service Fee	\$ 15.00

Taxes, Government and Recording Services Fees

Recording Fee	\$25.00 per document
Electronic Recording Services Fee <i>(if applicable)</i>	\$ 4.50 per document
Transfer Tax Fee	\$ 1.00 per \$1,000.00 of purchase price <i>(round purchase price up to nearest \$100.00)</i>

Title Insurance Fee*

Enhanced Owner's Policy Premium	\$4.30 per \$1,000.00 of purchase price <i>plus</i> \$80.00 Minimum Premium \$270.00
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