

## CLOSING CHARGES – COMMERCIAL

The Closing Charges - Commercial will be based on the county where the closing services originated and not on the county where the subject property is situated.

### SALE TRANSACTION

<b>16.1</b>	<b>All Counties, except as shown in 16.2 below</b>		\$500/closing
<b>16.2</b>	<b>County Exceptions:</b>		
		Delta	\$300/closing
		Fremont	\$400/closing
		Grand	\$400/closing
		Larimer	\$300/closing
		Mesa	\$300/closing
		Montrose	\$300/closing
		Pueblo	\$400/closing
		Weld	\$300/closing

Note 1: If Land Title Guarantee Company holds earnest money, an additional \$50 charge will be added for preparation of escrow and setup of investment account. (applicable to charges under both 16.1 and 16.2)

Note 2: These charges will be increased at the rate of \$50/hour for labor over 5 hours, including preparation, closing, travel time, etc. These fees are all inclusive, covering supplemental costs such as express mail, long distance, courier fee (excluding international courier fee), etc. (applicable to charges under both 16.1 and 16.2)

Note 3: Notwithstanding Note 2 above, in Larimer and Weld counties, courier fees (15.1, 15.2 and 15.3 above) will be charged in addition to the closing charges.

### MASTER CONTRACT TAKEDOWNS

<b>17.</b>	<b>All Counties</b>		\$400/closing
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Note 1: These charges will be increased at the rate of \$50/hour for labor over 5 hours, including preparation, closing, travel time, etc. These fees are all inclusive, covering supplemental costs such as express mail, long distance, courier fee (excluding international courier fee), etc.

Note 2: Notwithstanding Note 1 above, in Larimer and Weld counties, courier fees (15.1, 15.2 and 15.3 above) will be charged in addition to the closing charges.

## CLOSING CHARGES – COMMERCIAL (cont.)

### COMMERCIAL LENDER'S LOAN PACKAGES

#### Concurrent with Sale

<b>18.1</b>	<b>All Counties, except as shown in 18.2 below</b>		\$400/closing
<b>18.2</b>	<b>County Exceptions:</b>	Grand	\$300/closing
		Larimer	\$250/closing
		Mesa	\$300/closing
		Ouray	\$350/closing
		San Juan	\$350/closing
		San Miguel	\$350/closing
		Weld	\$250/closing

Note 1: These charges will be increased at the rate of \$50/hour for labor over 5 hours, including preparation, closing, travel time, etc. These fees are all inclusive, covering supplemental costs such as express mail, long distance, courier fee (excluding international courier fee), etc. (applicable to charges under both 18.1 and 18.2 )

Note 2: Notwithstanding Note 1 above, in Larimer and Weld counties, courier fees (15.1, 15.2 and 15.3 above) will be charged in addition to the closing charges.

<b>COMMERCIAL LENDER'S LOAN PACKAGES</b>	\$500/closing
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<b>19.1</b>	<b>All Counties, except as shown in 19.2 below</b>		\$500/closing
<b>19.2</b>	<b>County Exceptions:</b>	Delta	\$300/closing
		El Paso	\$400/closing
		Fremont	\$400/closing
		Grand	\$400/closing
		Larimer	\$300/closing
		Mesa	\$300/closing
		Montrose	\$300/closing
		Ouray	\$350/closing
		Pueblo	\$400/closing
		San Juan	\$350/closing
		San Miguel	\$350/closing
		Weld	\$300/closing

Note 1: These charges will be increased at the rate of \$50/hour for labor over 5 hours, including preparation, closing, travel time, etc. These fees are all inclusive, covering supplemental costs such as express mail, long distance, courier fee (excluding international courier fee), etc. (applicable to charges under 19.1 and 19.2)

Note 2: Notwithstanding Note 1 above, in Larimer and Weld counties, courier fees (15.1, 15.2 and 15.3 above) will be charged in addition to the closing charges.

## CLOSING CHARGES – COMMERCIAL (cont.)

### DISBURSEMENT ONLY – SALE OR LOAN

**20. All Counties** \$200/closing

Note: The Company will disburse funds but will not prepare or present any of the closing documents and no more than 3 checks will be issued.

### ADDITIONAL CHARGES

#### All Counties, except as shown

**21.1 International Courier Fees** \$ 32 per package

Note: International Courier Fees are those fees charged by UPS, Federal Express, DHL and similar national couriers

**21.2 Tax Certificates** \$25 per certificate

**21.2.1 County Exception:** City of Boulder \$40 per certificate  
and County of Boulder

Note: This charge will apply where the subject property is within both the City of Boulder and the County of Boulder, The charge includes the cost of the tax certificates from both the City of Boulder and the County of Boulder.