

All American Title & Escrow Company, L.C.

Serving Northern Virginia & Washington, D.C.

Services at Our Real Estate Title Company

(703) 591-0285

Settlements & Closings • Title Insurance



Sellers Information Needed for Closing

We have been engaged as the Settlement Agent for the closing on the sale of your home. To assist us in making this a smooth closing process please forward the following items upon receipt.

- Termite Certificate
- Well Certification, If Applicable
- Septic Certificate, If Applicable
- Information on the current mortgage holders on the liens that will need to be satisfied to convey clear title.
- If a Power of Attorney is to be used to sign the closing papers, a copy of the Power of Attorney.
- Copies of your owner's title policy
- Copies of any old surveys
- Information on any homeowner's association or condo association for your property.

The following items are of importance at the closing table and should be brought to settlement:

- Please bring all parties that are currently on the deed on property (as they will need to sign their interest over to new owners)
- Copies of picture identification cards (driver's licenses acceptable)
- Your net proceeds will NOT be disbursed at the settlement table.
- Original Power of Attorney if needed.

By law, funds may not be disbursed until all instruments have been recorded. Funds will be disbursed within 48 hours after all documents have been recorded. If you want funds wired, please supply wiring instructions as soon as you are informed of them. If you want an assignment of funds to another settlement company for a "back to back" settlement, please provide **All American Title** with that information prior to closing so that we may prepare the proper documents for you to execute at settlement.



If you have any questions, please don't hesitate to give us a call at (703) 591-0285.



Purchase & Sale Fees-Virginia Properties

Description	Charge
Settlement/Closing Fee	\$200.00 - Buyer \$200.00—Seller
Abstract or Title Search	\$110.00 - \$150.00—Buyer (Depending on Location/Abstractor)

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Membership:
Virginia Land Title Association

Hours of Operation:
Monday–Friday
9 a.m.–6 p.m.
Occasional Saturdays by Appointment

Service Areas:
Fairfax, Northern Virginia, Arlington, Alexandria, Prince William, Loudoun & Washington, DC



Title Examination/Commitment	\$100.00—Buyer
Title Insurance: Based on Sales Price	\$3.90 per \$1,000 for first \$100,000 then \$3.40 per \$1,000 more \$100,000 Simultaneous Issue Rate for Mortgagee Policy + \$50.00 (Standard Coverage)—Buyer \$4.68 first \$100,000 then \$4.08 over \$100,000 + \$50.00 (Enhanced Coverage)
Government Fees	
Charge	
Recording Fees	Deed= \$33.00—Buyer Deed of Trust= \$46.00 (on average)—Buyer Releases= \$23.00- Seller
Deed Recordation Tax	\$3.33/\$1,000 of Sales Price—Buyer
Deed of Trust (Mortgage) Recordation Tax	\$3.33/\$1,000 of Loan Amount—Buyer
Grantor Tax	\$1.00 per \$1,000 of Sales Price—Seller
Notary Fee/Wire Fee	\$25.00—Buyer \$25.00—Seller
Release Preparation	\$85.00 per payoff**—Seller
Overnight/Courier Fee	\$60.00- Buyer \$60.00—Seller
Survey	\$250.00 under 1 acre—Buyer
Termite Inspection	\$30.00 - \$65.00—Seller

**Additional Payoff fee of \$15.00 per payoff beyond three payoffs

Buyer/Seller allocations are based on usual practice, transactions may differ.
Fees based on information provided at time of quote, additional fees may apply.

Thank you for your interest in our services. Please call John or Leslie Carter with any questions at 703.591.0285. We look forward to helping you with this transaction.

[Contact us](#) at our real estate settlement & title company in [Fairfax, Virginia](#), your complete real estate settlement, closing and title insurance provider.



All American Title
4103 Chain Bridge Road, Suite 101
Fairfax, VA 22030-4107

Phone: (703) 591-0285
Fax: (703) 591-4280
AllAmerican.Title@verizon.net