

Castle Rock Title Co., LLC
413 North Wilcox St., #110
Castle Rock, CO 80104-2477

FEE SCHEDULE OF CLOSING AND SETTLEMENT SERVICES
EFFECTIVE DATE: February 10, 2006

1. Definitions.
 - a. **Presentation**, as used herein, includes the receipt and examination of certain title documents to assure the proper execution, acknowledgment and delivery of title, mortgage and other instruments that may be necessary to the completion of the transaction. In addition, presentation includes providing review of settlement figures and the responsibility for delivery of the title documents to the office of the Clerk and Recorder. Presentation does not include the costs for preparation of the title documents, costs of recording, documentary or transfer fees, special delivery fees or other miscellaneous charges due to others. These charges are the responsibility of the buyer and/or seller.
 - b. **Disbursement**, as used herein, includes the collection and disbursement of good funds (as defined by C.R.S 38-35-125) on behalf of the seller, buyer and/or the lender in accordance with the written and agreed to closing/escrow instructions. Disbursement does not include, among other things, tax certificate charges, preparation of the closing statement, HUD-1 Settlement Statement, the 1099 IRS form, Truth-in-Lending documents or any other document preparation. In the event disbursement services are utilized without presentation services, disbursement will include the delivery of the documents to the office of the Clerk and Recorder.
 - c. **Closing and Settlement Services** include, except as otherwise stated, presentation and disbursement (as defined above); file set-up; information gathering; receipt of contract and closing/escrow instructions; telephone/fax communication for inquiries, information gathering and notification; document preparation as needed; written correspondences for assumption packages, payoff statements, insurance information, homeowners and/or condominium association status, tax information (excluding the tax certificate as per the below fee schedule), water/sewer information and other utilities as required; settlement statement/HUD-1 preparation; deed preparation; review of pertinent information; prorations; verification of figures; and the balancing and printing of settlement statements.

2. Fees - Residential
 - a. Re-Sale Transaction Closing Fee, with licensed Broker(s)/Attorney(s) \$250
 - b. Re-Sale Transaction Closing Fee, w/o licensed Broker(s)/Attorneys(s) \$400
 - c. Lender Loan Closing Fees for Residential Properties-Sales Transactions:
 - i. Conventional, FA, VA & third party (per closing) \$200
 - ii. Presentation or Disbursement only \$150
 - iii. Junior Loan Closing (concurrent with Senior Loan) \$150
 - d. Lender Loan Closing Fees for Residential Properties-Refinances
 - i. Conventional, FA, VA & third party (per closing) \$250
 - ii. Presentation or Disbursement only \$150
 - iii. Junior Loan Closing (concurrent with Senior Loan) \$150

3. Fees - Commercial
 - a. Re-Sale Transaction Closing Fee, with licensed Broker(s) \$350
 - b. Re-Sale Transaction Closing Fee, w/o licensed Broker(s) \$500
 - c. Lender Loan Closing Fees for Commercial Properties-Sales Transactions:
 - i. Conventional \$200
 - ii. Presentation or Disbursement only \$150
 - iii. Junior Loan Closing (concurrent with Senior Loan) \$150
 - d. Lender Loan Closing Fees for Commercial Properties-Refinances
 - i. Conventional \$250
 - ii. Presentation or Disbursement only \$150
 - iii. Junior Loan Closing (concurrent with Senior Loan) \$150

4. Fees - Miscellaneous:
 - a. Wire Transfer/Overnight: \$ 25
 - b. Cashier's Checks: \$ 25
 - c. Return Loan Documents: \$ 25
 - d. Courier Fee: \$ 25 (Douglas County); \$45 (Other counties served)
 - e. O & E Reports: Verbal \$ -0- (No Insurance Coverage)
Written \$150 (No Insurance Coverage)
 - f. Gap Coverage: \$ 25
 - g. Tax Certificates: \$ 25
 - h. Release Processing Fee: \$ 25 (per Deed of Trust)

Additional charges are assessed when unusual conditions of title are encountered or when special or unusual risks are insured against and special charges are assessed for special services rendered in connection with the issuance of a title policy and/or closing and settlement services.