

**LOBERT LAW OFFICE, P.C.**  
**FEE SCHEDULE OF COSTS/ESTIMATES**  
**EFFECTIVE JANUARY 12, 2026**

---

**Hourly Rate:**

Consultation/General	\$ 330.00/hour
Circuit Court Matters	\$ 440.00/hour

**Contract Review/Comment**

<i>Payment required upon delivery of contract to review</i> – [Purchase Agreements, Leases (including solar/cellular tower, business contracts, etc.), prepared outside of Lobert Law Office, P.C.]	\$ 330.00/hour
---	----------------

**Real Estate:**

**Deeds/Land Contracts:**

Warranty or Quit Claim Deed - one description w/ grantor's deed and/or survey provided -	\$ 225.00
Lady Bird Deed - one description w/ grantor's deed and/or survey provided	\$ 425.00

- Additional \$20.00 for inclusion of tangible personal property language

Land Contract with Memorandum - one description w/ grantor's deed and/or survey provided	\$ 450.00
Deed in Lieu of Foreclosure/Forfeiture with Estoppel Affidavit	\$ 300.00
Deed in Fulfillment of Land Contract – Land Contract prepared by Lobert Law Office, P.C.	\$ 150.00

***Add \$10.00 for each additional legal description. Add \$30.00 if no grantor deed provided, if legal description not provided by deed/title commitment /survey, and/or transferring parties are mail-out. Add \$100.00 for first option/right of first refusal/transfer restriction language.***

**Miscellaneous Real Estate Documents/Services:**

Promissory Note/Mortgage/Discharge of Mortgage (individually \$165 each)	\$ 450.00
Certificate of Trust – signed by Trust creator	\$ 250.00
Certificate of Trust – signed by Attorney	\$ 300.00
Limited Power of Attorney for purchase/sale	\$ 100.00
PA 260 Affidavit (Ag)	\$ 100.00
Purchase Agreement - Residential	\$ 600.00
Purchase Agreement - Business and Real Estate	\$1,300.00
Residential Lease	\$ 400.00
Commercial Lease	\$ 550.00
Lease with Option to Purchase	\$ 600.00
First Option to Purchase/Right of First Refusal	\$ 400.00
Easement Agreement	\$ 500.00
Bill of Sale	\$ 100.00
Closing Statement and Formal Closing	\$ 500.00
Closing Fees	\$ 400.00

***Price based upon drafting documents upon terms agreed to by the parties. Extensive negotiations or modifications will result in higher costs. Price includes blank Seller's Disclosure Statement, blank Lead Based Paint Disclosure Statement, Property Transfer Affidavit and/or Principal Residence Exemption Affidavit, Inventory Checklist, if applicable. Price DOES NOT include applicable recording fees or transfer tax. Real estate documents generally take up to two weeks for drafting and processing. An additional fee of one-and-a-half times the listed price for any expedited documents required within one week. An additional fee of two-and-a-half times the listed price for any expedited documents required within 24 hours. Lobert Law Office, P.C. reserves the right to decline expedited requests due to the scope and nature of the documents and staff availability. Please inquire further with our office if you desire/require expedited service.***

**Business Formation:**

Single Member Limited Liability Company Formation including Company Book	\$1,300.00
- State will require a \$50.00 filing fee	
Single Shareholder Corporation Formation including Company Book	\$1,600.00
- State will require a \$60.00 filing fee	
• Add \$100.00 for each additional Member/Shareholder	
• Add \$400.00 for Transfer Restrictions/Buyout Agreements for either entity	
• Add \$200.00 for Federal Identification Number (EIN) filing	

The above business formation prices include Articles of Incorporation/Organization, Bylaws/Operating Agreement, Organizational meeting documentation, Minutes of Annual Meetings, Minutes of Special Meetings, Consents, Promissory Notes, Leases, Employment Agreements (if required), instructions to help maintain limited liability protection, Stock/Membership Certificates, TOD beneficiary designation(s).

**Estate Planning (ESTIMATES – each situation is different – ½ down prior to document preparation; remaining ½ due at signing):**

***Estate Planning with Wills:***

Single Person Will only -	\$ 500.00*
Single Person Living Will only -	\$ 200.00*
Single Person Power of Attorney -	\$ 300.00*

***\*All of the above in Single Person Will Estate Planning Package with binder and Bonus Documents for \$850.00***

Additional \$175.00 for Testamentary Trust provisions in Will. Additional \$120.00 for each Transfer on Death, Beneficiary Designations, and \$200 for any Lady Bird Deed

H & W/Couple Wills (separate) only -	\$ 700.00*
H & W/Couple Joint and Mutual Will only -	\$ 650.00*
H & W/Couple Living Wills only -	\$ 250.00*
H & W/Couple Powers of Attorney -	\$ 380.00*

***\*\*All of the above in Husband and Wife Estate Planning Package with binder and Bonus Documents for \$1,200.00***

Additional \$150.00 for Testamentary Trust provisions in Will. Additional \$120.00 for each Transfer on Death, Beneficiary Designations, and \$200.00 for any Lady Bird Deed

***Estate Planning without Wills:***

***\*\*\*Single Person Estate Planning Package with Lady Bird Deed, Power of Attorney, Living Will and Bonus Documents for \$750.00***

***\*\*\*\* Husband and Wife Estate Planning Package with Lady Bird Deed, Powers of Attorney, Living Will and Bonus Documents for \$900.00***

***\*Prices include one consultation, witnessed/notarized execution and multiple copies with bonus documents. Additional consultations charged at regular hourly rate. Estate Plan documents generally take up to three weeks for drafting and processing after the initial consultation. An additional fee of one-and-a-half times the listed price for an expedited Estate Plan needed to be completed within one week. An additional fee of two-and-a-half times the listed price for an expedited Estate Plan needed to be completed within 24 hours. Lobert Law Office, P.C. reserves the right to decline expedited requests due to the scope and nature of the documents and staff availability. Please inquire further with our office if you desire/require expedited service.***

***Estate Planning with Trusts:***

Simple Trust with Deed and no other documents	\$1,500.00
Single Person Trust Package -	\$2,250.00**
H & W/Couple Joint Trust Package -	\$3,000.00**
H & W/Couple Separate Trusts Package -	\$3,800.00**

***\*\*Price includes, but is not limited to, Trust(s), Pour-Over Will(s), Living Will(s), Power(s) of Attorney, Certificate(s) of Trust, reasonable funding assistance [deed(s), beneficiary designation change(s), stock transfers, TOD(s)], Funding Instructions and guidance, funding letters to provide to banks, credit unions, and financial planners, Declaration(s) of Trust Ownership, Trust Review Letter (outlining the Trust and its powers), numerous “bonus” documents, estate planning binder, consultation, witnessed execution and multiple copies. An additional fee of one-and-a-half times the listed price for an expedited Estate Plan needed to be completed within one week. An additional fee of two-and-a-half times the listed price for an expedited Estate Plan needed to be completed within 24 hours. Lobert Law Office, P.C. reserves the right to decline expedited requests due to the scope and nature of the documents and staff availability. Please inquire further with our office if you desire/require expedited service.***

***Amendments to existing Estate Plans are completed at current hourly rates.***

**Uncontested and Informal Probate Estates (ESTIMATES – each situation is different):**

Affidavit of Successors Interest (less than \$50K – no real estate involved)	\$ 350.00
Small Estates (three page app/order. – applicable on estates with real estate and values less than \$50K)	\$ 900.00
Affidavit of Heirship/Deed clearing title without probate administration	\$ 950.00
Summary Proceedings	
(Estates less than spousal allowances of \$84K or under \$50K due to liens)	\$1,250.00
Probate administration for informal Estates with inventory values of up to \$200,000.00 and fewer than six interested parties	\$2,600.00
Probate administration for informal Estates with inventory values of \$200,000.00 To \$500,000.00 and fewer than six interested parties	\$3,500.00
Probate administration for informal Estates with inventory values over \$500,000.00 and/or more than six interested parties	\$4,500.00

**MINIMUM RETAINER OF \$750.00 REQUIRED ON ALL PROBATE ADMINISTRATION.**

**ON ALL OF THE ABOVE ESTATES, THE COURT WILL REQUIRE AN INITIAL FILING FEE AND INVENTORY FEE. OTHER COSTS INCLUDE PUBLICATION FEES, COPY/POSTAGE AND OTHER FEES.**

The above Probate Administration estimates include all legal assistance generally required from preparing the initial Informal Probate application paperwork through the final accounting, transfer of assets and closure of the Estate in which no contest arises between the heirs.

Trust Administration assistance is generally approximately half the price of the above Probate Administration costs.

**DISTRICT COURT LANDLORD-TENANT (INCLUDING LAND CONTRACT FORFEITURE) MATTERS/EVICTIONS  
- \$700.00**

*Includes preparation of Summons and Complaint, filing with the District Court, up to two (2) videoconference (ZOOM) hearings, and preparation of proposed Judgment(s). If contested, further trial dates, and/or an Application/Order of Eviction are necessary, said additional time will be billed at the representing Attorney's hourly rate.*

**ALL FEES LISTED ARE FOR ATTORNEY FEES ONLY. OTHER FEES SUCH AS COURT COSTS/FILING FEES, OFFICE SUPPORT STAFF FEES AT \$75.00 PER HOUR, PROCESS SERVER COSTS, COPY/POSTAGE COSTS, MILEAGE, ETC., MAY APPLY AND WILL BE ASSESSED ACCORDINGLY. PLEASE FURTHER NOTE THAT THESE CHARGES ARE ESTIMATES BASED UPON CUSTOMARY TIME REQUIRED AND ARE SUBJECT TO CHANGE (UPWARD OR DOWNWARD) BASED UPON THE TIME REQUIRED AND COMPLEXITY OF EACH SITUATION.**

**MATTERS THAT REQUIRE IMMEDIATE ATTENTION DUE TO A DEADLINE OR DESIRE OF THE CLIENT WILL BE SUBJECT TO ADDITIONAL CHARGES DEPENDING UPON THE CIRCUMSTANCES. LOBERT LAW OFFICE, P.C. RESERVES THE RIGHT TO DECLINE EXPEDITED REQUESTS DUE TO THE SCOPE AND NATURE OF THE CIRCUMSTANCES AND STAFF AVAILABILITY. PLEASE INQUIRE FURTHER WITH OUR OFFICE IF YOU DESIRE/REQUIRE EXPEDITED SERVICE.**