

Price & Service Comparison:

Standard Trust Transfer, no title issues, recently acquired <2 years, 2 homeowners:

SERVICE	PSLS	OTHER
Initial Assessment Fee ¹	INCLUDED	\$500
Assessment turnaround time	2-3 days	10 days
DOCUMENT PREPARATION	\$750	\$500
BIA APPROVAL – ADMIN FEE	\$250	\$250
NOTARY SERVICE IN-OFFICE	INCLUDED	\$15/SIGNATURE
• 2 signers, 10 signatures	\$0	\$150
Mobile Notary Service	\$85	NOT OFFERED
OBTAIN LESSOR'S CONSENT	INCLUDED	NOT OFFERED
• LESSOR FEES VARY AND ARE IN ADDITION TO THESE FEES		
PREPARATION OF COUNTY ASSESSOR DOCUMENTS	INCLUDED	NOT OFFERED
RECORDING SERVICE	INCLUDED	NOT OFFERED
• RECORDING FEES ARE ADDITIONAL AND VARY • CONSULT AND ADVISE OF POTENTIAL PROPERTY TAX OR REASSESSMENT IMPACT ²	INCLUDED	NOT OFFERED
RECORDING FEE EXAMPLE – 3-TITLE ASSIGNMENT PACKAGE, 8-10 PAGES, OWNER/OCCUPIER ³	\$100	NOT OFFERED
We also provide the same services for properties on private leased land. Other documents that we prepare include: <ul style="list-style-type: none">• Inter-spousal Quitclaims• Abstract of Trust• Affidavit of Death• Substitution of Trustee and Full Reconveyance• Parent-to-Child Exemptions		

¹ We consider the assessment as necessary for us to provide service and is therefore included. We may require a deposit of \$250 if title history research is overly involved. The deposit will be applied toward services if we proceed. Otherwise, the deposit will be kept available for 90 days after issuance of quote, and forfeited thereafter.

² We are not tax professionals or advisers, but we are familiar with how certain transactions may impact your property tax. We will discuss any concerns or options, or put you in touch with an advisor.

³ CA Senate Bill 2, Affordable Housing and Jobs Act; the benefits of this legislation are funded by the collection of a \$75 for each document title being recorded, with a maximum of \$225. The 3-part Assignment document package is recorded under one Instrument number but consists of 3 document titles, and would incur \$225 SB2 fee. There are exclusions to this fee if; grantee is the owner/occupier and property is used as their principal residence, if property was acquired after January 1, 2018 and was subject to a Documentary Transfer Tax

CURATIVE SERVICES		
UNAUTHORIZED TRANSFERS	\$750	\$1500
UNAUTHORIZED DEED OF TRUST	\$750	\$1500
<ul style="list-style-type: none"> ASSISTANCE WITH REQUESTING REIMBURSEMENT FROM LENDER 	\$250	NOT OFFERED
OBTAIN LESSOR'S ACCEPTANCE AND ACKNOWLEDGMENT – A LESSOR FEE MAY APPLY	INCLUDED	NOT OFFERED
BIA ADMINISTRATIVE ACKNOWLEDGMENT – ADMIN FEE	\$250-\$500	\$250-\$500
OBTAINING COUNTY OR COURT CERTIFIED COPIES WHEN REQUIRED BY BIA (<i>COST OF DOCUMENTS DEPENDS ON TITLES AND PAGE COUNT</i>)	SERVICE INCLUDED	?
MULTIPLE UNAUTHORIZED TRANSACTIONS MAY QUALIFY FOR DISCOUNT – Example, 2 unauthorized transfers	\$1500	\$3000
<i>Curative service can be complicated. We will review all transactions and determine the best course of action. In some cases it will be necessary to retain legal services. PSLS works with many attorneys in the area, and can provides references for an attorney that is familiar with BIA requirements.</i>		