

# LOHSE LAW – RESIDENTIAL REAL ESTATE LEGAL FEES

For all new residential clients, I will send you a “Road Map Letter” for your transaction mapping out the closing process. Each 4 to 6 page letter is custom-tailored to your specific transaction; the information you receive will be relevant to your transaction (*dates, inspections, title, etc*). Many attorneys these days do not provide this custom letter for clients. I provide it so that you understand the transaction and closing process.

## RESIDENTIAL SELLERS – Legal Fees

- \$295 paid at closing\* (*no fee charged if the deal is cancelled as long as we close on the next contract*)
- Contract assistance to prepare the offer and disclosures (*when no realtor*): \$250

\* Above fee is based on Lohse Law ordering, examining and preparing title documents. For transactions where Lohse Law does not order title, legal fees will be \$250/hour.

## RESIDENTIAL PURCHASES – Legal Fees

(for Rental properties, REOs or Short Sales – see Notes below)

Type of Purchase → Where is the closing?	CASH Purchase ----- Vacant Lot	CASH Purchase ----- Single Family	CASH Purchase ----- Townhouse / Condo	Financed Purchase ----- Vacant Lot	Financed Purchase ----- Single Family	Financed Purchase ----- Townhouse / Condo
<b>COVID-19 ZOOM / REMOTE CLOSING</b>	\$350 (200)	\$450 (250)	\$500 (300)	\$500 (300)	\$550 (350)	\$600 (400)

### IN-PERSON CLOSING

<b>Lake County</b>	450 (250)	500 (300)	550 (325)	550 (350)	600 (400)	650 (425)
<b>North Chicago or NW Cook County</b>	500 (300)	550 (350)	600 (375)	600 (400)	650 (450)	700 (475)
<b>McHenry County</b>	525 (325)	575 (375)	625 (400)	625 (425)	675 (475)	725 (500)
<b>West &amp; SW Suburbs</b>	550 (350)	600 (400)	650 (425)	650 (450)	700 (500)	750 (525)
<b>Chicago Loop &amp; South Suburbs</b>	600 (400)	650 (450)	700 (475)	700 (475)	750 (550)	800 (600)

### PRICING NOTES for Residential Purchases

- The amount shown in parenthesis “( )” is for closing day only services (*explain closing docs, settlement figures, loan docs, etc.*). No other services provided. Call when you are ready to schedule the closing.
- Rental Properties: Add \$50 to each unit that will have a tenant staying in the property
- REOs: Add \$100 to the above fees
- Short Sales: Add \$200 to the above fees
- Contract assistance to prepare the offer and disclosures (*when no realtor*): \$250
- Commercial, industrial, and rental properties: please call for more information

Half the amount stated above is due within 1<sup>st</sup> week. If contract is cancelled, no additional legal fees are due.

The variance in legal fees is due to the complexity of financed deals vs. cash transactions and single family homes are easier than condos / townhouses. Drive time and parking fees are included in these fees.

For Covid-19 Zoom closings, I will send you a link to your phone (or computer) for the closing. You may remain in your car outside the title company. I will have all of the closing documents on my computer and walk you through the closing similarly to if I was there in person.

*Please call for more information about commercial, industrial, and rental properties. Some restrictions apply. Prices subject to change.*