

# 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 SALES

Type of Sale → (what are you selling?)	Vacant Lot	Single Family	Townhouse / Condo / Parking Space	One Occupied Rental Unit	Two or Three Occupied Rental Units	Four Occupied Rental Units
<b>REMOTE CLOSING</b>	\$245	\$295	\$345	\$395	\$445	\$495

\* 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.

- Current closing policies *do not* allow for Seller to be physically present at the closing. Seller will pre-sign all closing documents. Greater explanation to be provided later.
- Contract assistance to prepare the offer and disclosures (*when no realtor*): \$250
- Lohse Law does not handle sellers for REO properties or short sales

## RESIDENTIAL PURCHASES

Type of Purchase → (what are you buying?)	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>REMOTE CLOSING</b>	\$450 (Full Service) \$300 (Closing Only)	\$550 (Full Service) \$350 (Closing Only)	\$650 (Full Service) \$400 (Closing Only)	\$650 (Full Service) \$400 (Closing Only)	\$750 (Full Service) \$450 (Closing Only)	\$850 (Full Service) \$500 (Closing Only)

All closings for purchasers are handled over Zoom video. Lohse Law will receive a digital copy of all closing documents from the title company and will walk you through the closing similar to if we were in the same room.

- For “Closing Only” services, Lohse Law will explain the closing docs, settlement figures, loan docs, etc. at the closing. No other services provided. Call when you are ready to schedule the closing.
- Parking spaces: Fall under the “Townhouse / Condo” column of pricing
- Half the amount stated above is due within 1<sup>st</sup> week. If contract is cancelled, no additional fees are due.

### PRICING NOTES for Residential Purchases

- Mortgage Extension requests - \$50 each (*Purchaser must request an extension request be sent*)
- 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

For Remote / Zoom closings, I will send you a Zoom video link to your phone (or computer) for the closing. 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.

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 (and parking spaces). Fees to pick up and deliver local municipal transfer stamps for a closing ranges from \$200-400. If you retain Lohse Law to assist with a sale and transaction that are taking place at about the same time, the fees for your purchase will be reduced by \$200.

Please call for more information about commercial, industrial, and rental properties with 5 or more units. Some restrictions apply. Prices and fees subject to change.