

LOHSE LAW – RESIDENTIAL REAL ESTATE LEGAL FEES

For all new residential clients, I will send you an engagement (“*Road Map Letter*”) for your transaction mapping out the closing process. Each 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 - SELLERS

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
REMOTE CLOSING	\$195	\$295	\$345	\$395	\$445	\$495

* Above fees are based on Lohse Law ordering, examining, and preparing title documents. For transactions where Lohse Law does not order title, legal fees will be \$275/hour.

- Current closing policies at title companies prefer that the Seller is *not* physically present at the closing. Seller will pre-sign all closing documents. Greater explanation will be provided later.
- Lohse Law does not offer escrow account services to hold money due to potential conflicts of interest.
- At this time, Lohse Law does not represent sellers for REO properties or short sales.

RESIDENTIAL PURCHASES - BUYERS

Type of Purchase → (what are you buying?)	CASH Purchase ----- Vacant Lot	CASH Purchase ----- Single Family	CASH Purchase ----- Townhouse / Condo / Parking spot	Financed Purchase ----- Vacant Lot	Financed Purchase ----- Single Family	Financed Purchase ----- Townhouse / Condo / Parking Spot
REMOTE CLOSING	\$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)

* The variance in legal fees is due to the complexity of financed deals vs. cash transactions and because single family homes are easier than condos / townhouses (and parking spaces).

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 sitting next to each other.

- 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.
- Half the amount stated above is due within 1st week. If contract is cancelled, no additional fees are due.

PRICING NOTES:

Purchasers

- Mortgage Extension requests - \$50 each (*Purchaser must instruct that 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

Purchasers or Sellers

- Contract assistance to prepare the offer/contract and property disclosures (*when there's no realtor*): \$250
- Transfer Stamps: pick up, pay for, and deliver the municipal transfer stamps for a closing: \$200-400

PRICE SAVINGS: If you retain Lohse Law to assist with a sale and purchase, and the two transactions are taking place within eight weeks of one another, the fees for the second transaction will be reduced by 20%.

Please call for more information about commercial, industrial, or rental properties with 5 or more units. Client must mention any special price discount prior to signing the representation agreement. No “double closings.” Some restrictions apply. Prices and fees subject to change.