

LOHSE LAW – RESIDENTIAL REAL ESTATE LEGAL FEES - 2026

For most new residential clients that retain me to handle the entire process, I will prepare and email you a custom “*Roadmap Letter*.” The Roadmap Letter will answer many of your questions and guide you through the closing process. Each letter is custom-tailored to your transaction and with relevant information for your transaction (*dates, inspections, title, etc.*).

RESIDENTIAL SALES – **SELLERS (LIMITED TIME – Local Seller fees in red)**

Type of Sale → (what are you selling?)	Vacant Lot	Single Family Detached	Townhouse Condo or Parking Space	Single Tenant Rental Property	Vacant 2-Flat 3-Flat 4-Flat	Occupied 2-Flat 3-Flat 4-Flat
Legal Fees	\$195 \$95	\$295 \$95	\$345 \$145	\$395 \$195	\$395 \$195	\$495 \$295

* Above fees include an Initial contract review and preparation of the following closing documents (if applicable): Deed, Bill of Sale, Alta Statement, Affidavit of Title, FIRPTA, and lease assignment if applicable.

- P-Tax or MyDec preparation fees are up to \$200 to \$300 (based on city/county)
- Transactions that fall under any of Chicago’s “Tenant Opportunity to Purchase” programs: Add \$500
- If separate/additional closing packages are required (*sellers in different locations*), add \$200 per package
- Lohse Law doesn’t hold earnest money due to potential conflicts of interest
- Lohse Law does not represent sellers for REO properties or short sales
- Sellers will pre-sign the closing documents and will not physically be in attendance on closing day

RESIDENTIAL PURCHASES – **BUYERS (New lower fees in 2025)**

Type of Purchase → (what are you buying?)	CASH Purchase ----- Vacant Lot	CASH Purchase ----- Single Family & 2-4 Flats	CASH Purchase ----- Townhouse Condo or Parking spot	Financed Purchase ----- Vacant Lot	Financed Purchase ----- Single Family & 2-4 Flats	Financed Purchase ----- Townhouse Condo or Parking Spot
Full Service	\$450 (Full Service)	\$550 (Full Service)	\$600 (Full Service)	\$500 (Full Service)	\$700 (Full Service)	\$750 (Full Service)
Closing Only	\$300 (Closing Only)	\$350 (Closing Only)	\$400 (Closing Only)	\$350 (Closing Only)	\$400 (Closing Only)	\$450 (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).

- For “Closing Only” services, call Lohse Law one (1) week prior to closing date. At the closing, Lohse Law will explain the closing docs, settlement figures, loan docs, etc.. No other services provided.
- Half the amount stated above is due within 1st week. If contract is cancelled, no additional fees are due.
- **Real estate purchase closings within 10 miles of Vernon Hills will be attended in person. If farther away than 10 miles, purchase closings will be handled via “MS Teams”.**

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 & Bank Owned: Add \$100 to the above fees
- Short Sales: Add \$250 to the above fees

Purchasers or Sellers

- Transactions requiring FinCEN applications: Add \$300 to \$500 per entity/ individual
- Assistance preparing the offer/contract and property disclosures (*when there's no realtor*): Add \$250
- Transfer Stamps: pick up, pay for, and deliver the municipal transfer stamps for a closing: Add varies
- Solar Agreements and assignments: Add \$100 to \$1,000 depending on complexity
- Pre or Post Possession Agreements: Add \$250 to \$500
- If applicable: Limited Time only fees are for new clients and their first transaction

Call for more information about commercial, industrial, or rental properties with 5 or more units. Ala carte price available upon request for other services. No “wholesale” or “double closings.” Prices and fees subject to change and do not include shipping / FedEx costs. The FinCEN Act goes into effect 3/1/26 for all residential cash or hard money transactions involving a business entity.