

**KELLER WILLIAMS
AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE**

Seller(s): _____

Property: _____

Date: _____

This is to give you notice that some or all of the principals of Keller Williams Preferred (“KW”) and/or your real estate sales agent, _____ (“Agent”), have a business relationship with Massive Rock Title to whom you are being referred for title and closing services (“settlement services”). Because of this relationship, this referral may result in KW and/or the Agent receiving a financial or other benefit based on your purchase of settlement services from Massive Rock Title. Set forth below are the estimated charges or range of charges for the settlement services listed. You are NOT required to use the listed provider as a condition for the purchase, sale or refinance of the subject

property. **THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.**

TITLE INSURANCE POLICY PREMIUM:

Rate

ENDORSEMENTS TO TITLE POLICY:

Sheet

Attached

TITLE AND CLOSING SERVICES:

ACKNOWLEDGEMENT:

I/We have read this disclosure form and understand that we are being referred to Massive Rock Title by KW and/or the Agent to purchase title insurance and other closing services from Massive Rock Title, and that they may receive a financial or other benefit as a result of my/our selection of Massive Rock Title.

Buyer

Buyer

Seller

Seller

RESIDENTIAL TITLE INSURANCE*



Amount of Insurance	Rate	Amount of Insurance	Rate
\$200,000 or less	\$1,895.00	\$600,001 to \$610,000	\$2,740.00
\$200,001 to \$210,000	\$1,915.00	\$610,001 to \$620,000	\$2,760.00
\$210,001 to \$220,000	\$1,935.00	\$620,001 to \$630,000	\$2,780.00
\$220,001 to \$230,000	\$1,955.00	\$630,001 to \$640,000	\$2,800.00
\$230,001 to \$240,000	\$1,975.00	\$640,001 to \$650,000	\$2,820.00
\$240,001 to \$250,000	\$1,995.00	\$650,001 to \$660,000	\$2,840.00
\$250,001 to \$260,000	\$2,015.00	\$660,001 to \$670,000	\$2,860.00
\$260,001 to \$270,000	\$2,035.00	\$670,001 to \$680,000	\$2,880.00
\$270,001 to \$280,000	\$2,055.00	\$680,001 to \$690,000	\$2,900.00
\$280,001 to \$290,000	\$2,075.00	\$690,001 to \$700,000	\$2,920.00
\$290,001 to \$300,000	\$2,095.00	\$700,001 to \$710,000	\$2,940.00
\$300,001 to \$310,000	\$2,115.00	\$710,001 to \$720,000	\$2,960.00
\$310,001 to \$320,000	\$2,135.00	\$720,001 to \$730,000	\$2,980.00
\$320,001 to \$330,000	\$2,155.00	\$730,001 to \$740,000	\$3,000.00
\$330,001 to \$340,000	\$2,175.00	\$740,001 to \$750,000	\$3,020.00
\$340,001 to \$350,000	\$2,195.00	\$750,001 to \$760,000	\$3,040.00
\$350,001 to \$360,000	\$2,215.00	\$760,001 to \$770,000	\$3,060.00
\$360,001 to \$370,000	\$2,235.00	\$770,001 to \$780,000	\$3,080.00
\$370,001 to \$380,000	\$2,255.00	\$780,001 to \$790,000	\$3,100.00
\$380,001 to \$390,000	\$2,275.00	\$790,001 to \$800,000	\$3,120.00
\$390,001 to \$400,000	\$2,295.00	\$800,001 to \$810,000	\$3,140.00
\$400,001 to \$410,000	\$2,315.00	\$810,001 to \$820,000	\$3,160.00
\$410,001 to \$420,000	\$2,335.00	\$820,001 to \$830,000	\$3,180.00
\$420,001 to \$430,000	\$2,355.00	\$830,001 to \$840,000	\$3,200.00
\$430,001 to \$440,000	\$2,375.00	\$840,001 to \$850,000	\$3,220.00
\$440,001 to \$450,000	\$2,395.00	\$850,001 to \$860,000	\$3,240.00
\$450,001 to \$460,000	\$2,415.00	\$860,001 to \$870,000	\$3,260.00
\$460,001 to \$470,000	\$2,435.00	\$870,001 to \$880,000	\$3,280.00
\$470,001 to \$480,000	\$2,455.00	\$880,001 to \$890,000	\$3,300.00
\$480,001 to \$490,000	\$2,475.00	\$890,001 to \$900,000	\$3,320.00
\$490,001 to \$500,000	\$2,495.00	\$900,001 to \$910,000	\$3,340.00
\$500,001 to \$510,000	\$2,540.00	\$910,001 to \$920,000	\$3,360.00
\$510,001 to \$520,000	\$2,560.00	\$920,001 to \$930,000	\$3,380.00
\$520,001 to \$530,000	\$2,580.00	\$930,001 to \$940,000	\$3,400.00
\$530,001 to \$540,000	\$2,600.00	\$940,001 to \$950,000	\$3,420.00
\$540,001 to \$550,000	\$2,620.00	\$950,001 to \$960,000	\$3,440.00
\$550,001 to \$560,000	\$2,640.00	\$960,001 to \$970,000	\$3,460.00
\$560,001 to \$570,000	\$2,660.00	\$970,001 to \$980,000	\$3,480.00
\$570,001 to \$580,000	\$2,680.00	\$980,001 to \$990,000	\$3,500.00
\$580,001 to \$590,000	\$2,700.00	\$990,001 to \$1,000,000	\$3,520.00
\$590,001 to \$600,000	\$2,720.00		

* Amount of Residential Title Insurance rates are based on the purchase price or loan amount, whichever is greater.

REFINANCE RATE IS 75%
of owner's pricing on preceding page.

Mortgage Policy

Simultaneously-Issued Mortgage Policy (each)	\$575.00
Simultaneously-Issued Second	\$475.00

Endorsement Fees

ARM Endorsement	\$185.00
Comprehensive Endorsement	\$185.00
Condominium Endorsement	\$185.00
EPA Endorsement	\$185.00
Location Endorsement	\$185.00
PUD Endorsement	\$185.00
Revolving Credit Mortgage Endorsement	\$185.00

Other Fees

Chain of Title	\$300.00
Gap Risk Later Date (Buyer)	\$175.00
Gap Risk Later Date (Seller)	\$175.00
Bifurcation Accommodation Fee	\$250.00
Tax Payment Fee	\$50.00
Electronic Package Fee	\$45.00
Wire Transfer Fee	\$50.00
Accommodation Recording Service Fee	\$100.00
Recording Service Fee	\$20.00
Overnight Delivery & Processing Fee	\$40.00
Title Indemnity Processing Fee	\$175.00
SB-1167 Processing Fee	\$100.00
Search Fee	\$225.00
Title Review Processing Fee/No Closing	\$300.00
Closing Protection Letter (CPL)	

CPL fees on a refinance	\$75.00 (\$25.00 lender; \$50.00 borrower)
CPL fees on a purchase	\$50.00 Seller
	\$25.00 Buyer
	\$25.00 Lender (charged to buyer)

LEASEHOLD POLICIES AND SPECIAL ENDORSEMENTS

Rates will be quoted upon request.

NEW CONSTRUCTION / CONSTRUCTION ESCROWS

This agency provides services in connection with new construction, including mechanic's and material lien waiver examinations, interim certification and construction loan escrow.

Rates will be quoted upon request.

OWNER'S POLICIES

Issued only for the full value of the property

RATES AND CHARGES

Rates and charges set forth herein apply to routine residential orders. Additional charges may apply for extra risk or additional processing for difficult or unusual transactions

RESIDENTIAL CLOSING FEES

Purchase Price**	Closing Rate
\$150,000 or less	\$1,600.00
\$150,001 to \$200,000	\$1,650.00
\$200,001 to \$250,000	\$1,700.00
\$250,001 to \$300,000	\$1,750.00
\$300,001 to \$400,000	\$1,800.00
\$400,001 to \$500,000	\$1,850.00

For insurance amounts over \$500,000, please add \$50.00 for each \$50,000 increment.

** Amount of Residential Closing fee is based upon the purchase price or loan amount, whichever is greater.

Refinances

Refinance Closing Fee	\$275.00
plus \$0.25 for each \$1,000 of coverage in excess of \$500,000	
Simultaneous Second Mortgage Closing Fee	\$200.00
Stand-Alone Second Mortgage Closing Fee	\$225.00
For closing services on multiple loans, there will be an additional fee of \$200.00 per lender closing statement.	

After Hours Closing Fee \$175.00
(Before 8:00 a.m. or After 5:00 p.m.)

Dry Closing Fee - Rate in addition to closing fee \$175.00

Commercial Closings - Rates will be quoted upon request.

Joint/Sole Order Escrows - Minimum Fee \$300.00

Maintenance Fee - Annual Rate \$250.00

ADDITIONAL SERVICES

City of Chicago Water or Zoning Certification (Residential Service Fee)

Water Processing Fee	\$100.00
Zoning Processing Fee	\$125.00

The rates listed herein are designed to provide an estimate of title insurance premiums. Said rates are effective 02/01/2023. These rates do not include recording fees, escrow or closing fees, fees for endorsements, and other applicable fees, if any. The rate that will apply is typically based on loan amount or purchase price, but may vary depending on the specifics of the transaction due to the applicable laws, regulations, and underwriting practices. These rates are subject to change. For a complete schedule of rates or for additional information, please contact an agency representative.

For orders over \$1,000,000, please contact Massive Rock Title for a rate quote at kim@massiverocktitle.com