

# MAYES COUNTY ABSTRACT

Abstracting Office:  
20 N. Adair St.  
Pryor, OK. 74361  
918-825-3074  
Fax: 918-825-3571

Closing Office:  
30 N. Adair St.  
Pryor, OK. 74361  
918-825-3074  
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## SCHEDULE OF FEES EFFECTIVE JANUARY 1, 2026

### CLOSINGS FEES:

Cash Closing	\$300.00 total (\$150 per side)
Lender Closing	\$550.00 total (\$350.00 buyer \$200 seller)
Refinance Closing	\$350.00
Courtesy Closing	\$200.00
Mobile home title transfer/cancellation	Add \$100.00
E-doc fee (mail out buyer/seller)	Add \$50.00
1031 Exchange (Exchangor)	Starting at \$750.00
Commercial Transaction	Varies

### TITLE FEES:

Attorney Opinion/Exam for Title Insurance	\$375.00
Prelim Title Opinion (No TI) Mayes Co. Prop.	\$325.00
Prelim Title Opinion (No TI) <u>Not</u> Mayes Co. Prop.	\$350.00
Final Opinion (All Properties)	\$75.00

\*Additional Fee may apply for opinions containing multiple tracts, Please call for a quote.

### **Title Insurance Premium - This is based on the purchase price - \*\*Please call for a quote\*\***

Simultaneous Issue Rate	\$100.00
ALTA Endorsements	\$100.00 each
Final Abstracting (Mayes Co.)	\$250.00 - Please call for a quote if outside of Mayes Co.
Final Written Search	\$175.00
Written Gap Check (No Verbals)	\$50.00
Closing Protection Letter	\$25.00

### MISCELLANEOUS FEES:

Written Title Search	\$175.00 (Final \$50.00)
Pre-Closing Gap Check	\$50.00
Document Preparation	\$100.00 all files (\$50.00 per side)
Processing Fee	\$100.00 all files (\$50.00 per side)
Title Curative Fee	\$150.00
Wire Fee (each)	\$25.00
Courier/Shipping/UPS	\$50.00
UCC Search	\$50.00
Special Assessment Certificate	\$50.00
Federal Court Search (per name)	\$50.00

**ABSTRACT FEES (typically seller cost)**

Base Abstract from sovereignty		Platted	Unplatted
		\$800.00	\$900.00
Surface Abstract Certification	Since Last certificate	Platted	Unplatted
	Less than 1 year	\$350.00	\$375.00
	1 year to 5 years	\$400.00	\$425.00
	5 years to 10 years	\$425.00	\$450.00
	10 years to 15 years	\$475.00	\$500.00
	15 years to 25 years	\$500.00	\$525.00
	25 years plus	\$525.00	\$550.00

**\*\*Add additional tract to abstract - \$150.00 each**

**CONTACTS BY DEPARTMENT**

General Manager:   Brittany Stanley    [bstanley@mcabstract.com](mailto:bstanley@mcabstract.com)

Abstracting Orders:   Melissa Soap       [orders@mcabstract.com](mailto:orders@mcabstract.com)

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**Title Insurance Department:**

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***Mayes County Abstract has been LOCALLY OWNED AND OPERATED since 1910. We are committed to providing Abstracting, Closing and Title Insurance services to Mayes and surrounding Counties with the highest standards of customer service.***