



VAN ZANDT COUNTY
ABSTRACT & TITLE COMPANY
ESTABLISHED IN 1890

Effective January 1, 2023

Cash Closing

Normal Closing Cost for SELLER

Owner Title Policy	(Figured on sales price)
Escrow Fee	\$250
Tax Certificates	\$10 Each
Guaranty Fee	\$2.00
Attorney fees for Warranty Deed	\$175
Attorney fees for Release	\$175
Filing fees for Release	\$26 For 1 st Page \$4 Per Additional

Normal Closing Cost for BUYER

Escrow Fee	\$250
Filing fee for recording Warranty Deed	\$26 For 1 st Page \$4 Per Additional

Sale w/Loan

Normal Closing Cost for SELLER

Owner Title Policy	(Figured on sales price)
Escrow Fee	\$275
Tax Certificates	\$10 Each
Guaranty Fee	\$2.00
Attorney fees for Warranty Deed	\$200
Attorney fees for Release	\$175
Filing fees for Release	\$26 For 1 st Page \$4 Per Additional

Normal Closing Cost for BUYER

Escrow Fee	\$275
Loan Policy	(Figured on loan amount)
Guaranty Fee	\$2.00
Endorsement for Loan Policy	(Based on bank requirements)
Filing fee for recording Warranty Deed	\$26 For 1 st Page \$4 Per Additional



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Refinance

Normal Closing Cost for Borrower

Loan Policy	(Figured on loan amount)
Endorsement for Loan Policy	(Based on bank requirements)
Escrow Fee	\$350
Tax Certificates	\$10 Each
Guaranty Fee	\$2.00
Attorney fees for Note & Deed of Trust	\$375
Attorney fees for Release (If a loan is being paid off)	\$175
Filing Fees for Deed of Trust	\$26 For 1 st Page \$4 Per Additional
Filing fees for Release	\$26 For 1 st Page \$4 Per Additional

Title Search

Normal Closing Cost

Personal Request	\$150 + Tax for 25 Years or Less
Personal Request Prior than 25 Years	\$100 Per Hour + Tax
Bank Request	\$85 + Tax
Land Man Record Search	\$50 Per Hour + Tax

Closing Without Title Insurance

Escrow Fee	\$500 (Per Side)
Tax Certificates	\$10 Each (If required)
Attorney fees for Warranty Deed	\$200
Attorney fees for Release	\$175
Filing fees for Release	\$26 For 1 st Page \$4 Per Additional



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