

HOURLY RATES: JUSTIN L. BECKHAM - \$300.00

**WYNNE & WYNNE FEE SCHEDULE (EFFECTIVE MARCH 15, 2023)**  
(RECORDING OR FILING FEES NOT INCLUDED UNLESS OTHERWISE INDICATED)

**REAL ESTATE AND BUSINESS**

- Deed or Other Transfer of Land: <sup>1</sup> \$200
- Additional Terms in Deed: <sup>2</sup> \$25, per additional term
- Appl. for SOL (Mobile Home): \$75, plus filing fee
- Affidavit (simple): <sup>3</sup> \$75
- Power of Attorney for Real Estate: \$100
- Affidavit (complex): <sup>4</sup> \$200
- Release/Transfer of Lien/Right: \$200
- Fixed Rate Promissory Note: \$200
- Variable Rate Promissory Note: \$225
- Deed of Trust: \$250
- Marital Property Agreement: \$250
- Correction Instrument: \$300
- Easement Agreement: \$300
- Sale and Financing Package: <sup>5</sup> \$600
- Mechanic's Lien Contract Package: <sup>6</sup> \$650
- Business Negotiations or Drafting: Hourly
- Business Entity Formation : \$1,500 flat fee, including all filing fees

**ESTATE PLANNING AND PROBATE <sup>7</sup>**

- Basic Will and Estate Package: <sup>8</sup> \$500 per individual, \$750 per married couple
- Powers of Attorney Estate Package: \$100
- Revocation: \$75
- Complex Will or Trust: Hourly
- Heirship Affidavit: \$300
- Family Settlement Agreement: \$750
- Uncontested Muniment of Title: \$1,500 flat fee, including the filing fee
- Uncontested Independent Admin.: \$3,000 flat fee, including the filing fee
- Contested Probate: \$5,000 retainer, hourly rates and fees due monthly

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<sup>1</sup> The price for a deed applies to: general warranty deeds, special warranty deeds, deeds without warranty, quitclaim deeds, transfer on death deeds, life estate deeds, mineral deeds, options, and rights of first refusal.

<sup>2</sup> The price for additional terms included in a deed applies to: vendor's liens, life estate reservations, mineral reservations, rights of survivorship, and deed restrictions. Other custom terms will be charged hourly.

<sup>3</sup> Simple affidavits deal with marital status, identity, and any other affidavit containing simple statements of fact.

<sup>4</sup> Complex affidavits deal with legally determinative facts (i.e. use and possession, fulfillment of contract, etc.).

<sup>5</sup> Sale and finance package includes: warranty deed with vendor's lien, deed of trust, and promissory note.

<sup>6</sup> Mechanic's lien package includes: contract, promissory note, transfer of lien, and affidavit of commencement.

<sup>7</sup> Travel for court outside Van Zandt County will incur additional attorney's fees at the hourly rate.

<sup>8</sup> Estate package includes: last will and testament, durable power of attorney, medical power of attorney, directive to physicians, and HIPPA release.