



MODERN
CLOSING

FILED CLOSING FEES

MODERN CLOSING, LLC • DENVER, CO
COLORADO CLOSING AND SETTLEMENT FEES EFFECTIVE SEPTEMBER 18, 2020

DEFINITIONS

Sale Bundled Closing Fee : The primary settlement services associated with closing and settlement of a sale or purchase of residential real property, including but not limited to tax certification, obtaining payoffs, settlement statement preparation, review of executed documents, wire and courier fees, disbursement, one notary service fee and recording services.

Refinance Bundled Closing Fee: The primary settlement services associated with closing and settlement of a residential property where no sale of real property is involved, including but not limited to tax certification, closing disclosure and/or settlement statement preparation, review of executed documents, wire and courier fees, disbursement, one notary service fee, and recording services.

SCHEDULE OF FEES

Purchase Closing Fee: \$300.00

- Closing/Settlement Fee
- One (1) Courier/Express Fee
- One (1) Wire Fee
- One (1) Tax Certificate Fee
- One (1) Notary Fee
- One (1) E-Record Fee

Purchase Loan Closing Fee: \$340.00

- Closing/Settlement Fee
- One (1) Courier/Express Fee
- One (1) Notary Fee
- One (1) E-Record Fee
- Loan Document Retrieval Fee

Refinance Closing Fee: \$250.00

- Closing/Settlement Fee
- One (1) Courier/Express Fee
- One (1) Wire Fee



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- One (1) Tax Certificate Fee
- Loan Document Retrieval Fee
- One (1) Notary Fee
- One (1) E-Recording Fee

Additional Third-Party Fees :

- Document Preparation Fee (per document): \$60.00
- E-Recording Fee (per transaction): \$5.00
- Tax Certificate Fee (per certificate): \$45.00
- Wire Fee (per transaction): \$15.00
- Additional Charge/Hourly Rate: in the event of work beyond the bundled rates the Company reserves the right to charge an hourly rate of \$100.00 per hour.