



General Fee Sheet

Effective September 1, 2023

| FEE | BUYER/BORROWER | SELLER |
|--|----------------------------|--------|
| <i>Title Insurance Premium</i> | Per State of TN | N/A |
| <i>Flat Closing Fee (Purchase)</i> <i>*includes wire, courier, closing, binder and document prep</i> | \$500 | \$500 |
| <i>Flat Closing Fee (Refinance)</i> <i>*includes wire, courier, closing, binder and document prep</i> | \$500 | N/A |
| <i>Closing Protection Letter (If Lender Requires)</i> | \$50 | N/A |
| <i>Title Examination Fee (N/A in all-inclusive counties*)</i> | \$325 | N/A |
| <i>Title Opinion (includes preliminary and final - if lender requires in lieu of lender's title insurance)</i> | \$200 | N/A |
| <i>Cash Transaction with no title insurance (Title Exam Fee)</i> | \$650 | N/A |
| <i>FLAT Split Closing Fee (Seller Side Only - in lieu of other fees)</i> | N/A | \$500 |
| <i>Release Tracking Fee</i> | \$40 (refi only w/ payoff) | \$40 |

*All-Inclusive counties – Title Examination Fee is included in the Title Insurance Premium in the following counties: Knox, Davidson (Additional \$125.00), Williamson, Hamilton, Rutherford, Sumner, Montgomery, and Shelby.