

ARTHUR H. DUMAS LAW OFFICE

51 Cottage Street
Sanford, Maine 04073
207-324-1800
207-324-1822 (fax)

FEE SCHEDULE

30 June 2009

1. **Hourly rate:** \$ 200.00

2. **Miscellaneous:**

Corporations with initial By-Laws \$1,500.00
(200 shares) this includes costs & filing fees;
an hourly rate will be charged after initial 10 hours.
(If Art is to be clerk of the corporation, there will
be a minimum yearly fee of \$200.00 after the first
year.)

Pre-Nuptial Agreements (minimum) \$ 250.00
Power of Attorney \$ 75.00
Bill of Sale (trailer-we need a copy of the UCC
Statement and the old bill of sale) \$ 100.00
Notice to Quit \$ 75.00
Forcible Entry and Detainer (requires a \$500 retainer)

3. **Real Estate:**

Title search - minimum (depends on difficulty,
purchase price and/or mortgage amount) \$ 350.00
Title updates \$ 200.00
Discharge \$ 75.00
Mortgage deed (bank) \$ 100.00
Mortgage & Note (owner financing) \$ 200.00
Partial Release (if we have already done a
mortgage deed) \$ 75.00
Partial Release (if we have **not** done a mortgage deed) \$ 100.00
Purchase & Sale Agreement \$ 150.00
Quiet Title Actions - minimum (based on hourly rate
of \$200.00 per hour plus expenses) \$3,000.00
Warranty deed \$ 175.00
UCC, preparation & filing \$ 100.00
Promissory note only \$ 100.00
Lease \$ 175.00

4. **Wills: (minimum fees, actual fee based on hourly rate)**

Individual \$ 200.00
Husband & Wife \$ 250.00
Living Will (individually or both spouses) \$ 25.00
Will with Trust - individual & living will \$ 300.00
Will with Trust - Spouses \$ 350.00
Codicil \$ 100.00
Revocable Trust - minimum-based on hourly rate \$ 1,000.00

NOTE: This fee schedule is the expected fee for services rendered. The fee is subject to change depending upon unexpected complications. Information needed from buyers/sellers in purchase and sale of property.

1. Copy of P&S Agreement
2. Copy of deed - property being purchased/sold
3. Full names of buyers and sellers
4. Addresses of buyers and sellers
5. SSN #'s of buyers and sellers
6. When preparing deed - joint tenants?
7. \$300.00 retainer fee

Fees associated with purchase:

P&S agreement	(if we do)	\$150.00
Deed prep	(if we do)	175.00
Transfer tax	(purchase price x 2.20 x 2 round to nearest hundred)	
Recording fee	(tbd) \$16.00 1st page; \$2.00/each add'l page thereafter.	
Title work	(if we do)	Minimum of \$350.00

SANFORD TITLE COMPANY

51 Cottage Street
Sanford, Maine 04073
207-324-1800

FEE SCHEDULE

30 June 2009

1. Title search: \$ 350.00*

Residential (York County only)

*This is a minimum charge and the title attorney may charge a higher fee dependent upon difficulty of the search. If the Company discovers that the search will cost in excess of \$450.00, the search will be stopped and the Buyers will be notified.

2. Rewrite: \$ 200.00

A rewrite is the updating of a title search where we have done the search before for the same party on the same property within a ten-year period, or can rely upon and update a title insurance policy issued previously by any title insurance company.

3. Title insurance:

Prevailing Title Insurance rates:

- a. ALTA Loan Policy - \$1.75 per \$1,000.00 of mortgage amount, **\$100.00 minimum**;
- b. Adjustable Rate and 8.1 Rider - \$25.00
- c. No charge for Condominium Rider or 1-4 Family Rider;
- d. Survey Affidavit - \$50.00;
- e. Simultaneous Owners & Mortgage Policy - \$3.00 per \$1,000.00 of purchase price plus \$50.00;
- f. ALTA Owner's Policy (land only) - \$3.00 per \$1,000.00 of purchase price

4. Closing services:

- a. Preparation of all closing documents, obtaining and arranging payoffs of existing mortgages and liens and clarification of title problems with title attorney; \$200.00
- b. Closing held by Sanford Title Company; and 250.00
- c. Updating title and recording when we did not do title. \$ 75.00

5. Preparation of mortgage deed \$ 100.00

6. Preparation of warranty deed & declaration form \$ 175.00