



# LemonBrew

## Abstract

833-528-4853  
www.lemonbrew.com

## Escrow Rate Filing

Effective December 8, 2020

### 1. Closing Fees

#### A. First Mortgage Refinances:

A closing fee of \$425 shall be charged on all 1<sup>st</sup> mortgage refinances. An additional closing fee of \$100.00 may be charged if a multiple location closing is requested.

#### B. Second Mortgage Refinances:

A closing fee of \$250 shall be charged on all 2<sup>nd</sup> mortgages.

#### C. Subordination:

A fee of \$100 shall be charged for each subordinated loan where LemonBrew Abstract provided the service of ordering, tracking, and obtaining the original subordination.

#### D. Purchase Transaction:

A closing fee of \$475 for the buyer and \$275 for the seller shall be charged on all purchase transactions.



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E. First and Second Simultaneous Mortgages:

A closing fee of \$100 shall be charged on all piggyback mortgages (2<sup>nd</sup> mortgages that are closed simultaneously with any additional mortgage) when part of refinance. A closing fee of \$250 shall be charged on all piggyback mortgages (2<sup>nd</sup> mortgages that are closed simultaneously with any additional mortgage) when part of a purchase transaction.

## 2. Additional Fees

A. Search and Exam Fee

A search and exam fee of \$150.00 may be charged per transaction. This fee applies to non-sale transactions only.

B. Other Searches

Other searches such as a tax search or judgement search may be needed to provide clear title. A tax search fee of \$25 and a judgement search fee of \$75 may be added to the transaction.

C. Courier Fee:

A fee of up to \$35.00 per transaction may be charged. This fee applies to document shipping, processing and/or handling, courier services.

D. Technology Fee

A fee up to \$45 per transaction may be charged. This fees applies to use of LemonBrew's cloud based title platform.



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### 3. Extra Services

#### A. ACH Platform

All clients will have access to LemonBrew's proprietary funds transfer platform, [Paymints.io](https://paymints.io), *free of charge* to send money for earnest money deposits on purchases and cash to close on refinances and purchases.