



ROCKY MOUNT OFFICE
270 S. Main Street, Suite 201
Rocky Mount, VA 24151

MAIN OFFICE
3565 Electric Road, Suite J
Roanoke, VA 24018

BLACKSBURG OFFICE
1997 S. Main Street, Suite 604
Blacksburg, VA 24060

Telephone (540) 772-0585 / (800) 468-5811
FAX (540) 772-0639 / (800) 335-0197
www.virginiatitlecenter.com ★ closings@virginiatitlecenter.com

SETTLEMENT FEE SCHEDULE

(Effective January 1, 2022)

Residential Settlement Fees

Borrower Fee (Purchases & Refinances)	\$475.00
Cash Purchase Fee	\$375.00
Search Fees	Full: \$175.00
	Current Owner/Prior Policy Update: \$125.00
	Update Only: \$ 40.00
	Update/Record: \$ 50.00
Binder Fee	\$ 65.00
Simultaneous Issue Fee	\$100.00
ICL/CPL Fee	\$ 20.00
Seller Fee (Purchase)	\$275.00
Equity Line closed w/ 1 st Mortgage	\$150.00
Settlement for Permanent Loan from Construction	\$300.00*
Deed Preparation by Attorney	\$110.00**
Subordination Preparation by Attorney	\$110.00**
Payoffs in excess of 5	\$ 25.00 each
(Charged in increments of 5)	

Commercial Settlement Fees

Commercial Purchases and Refinances	\$800.00***
Search Fees	Varies based on transaction
Equity Line closed w/ 1 st Mortgage	\$150.00
Deed Preparation by Attorney	\$110.00**
Subordination Preparation by Attorney	\$110.00**

**This is a reduced fee charged when a second closing is needed for a permanent loan when we also closed the construction loan.*

*** Attorney fees are pass through and are subject to change*

****Estimate; could vary depending on complexity of transaction*
