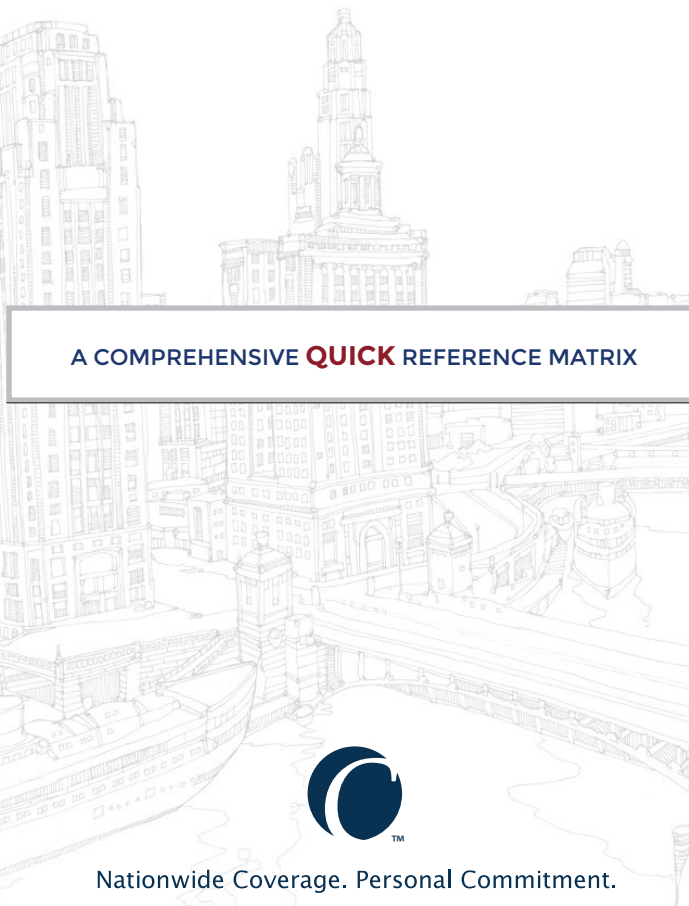
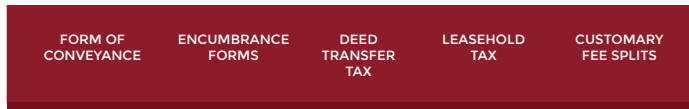


REAL ESTATE LAWS & CUSTOMS BY STATE

	Title Insurance Rates	Form of Conveyance	State Encumbrance Forms	Customary Closing Entity	Commitment Issued? Duration?	When is Invoice Issued?	Deed Transfer Tax?	Mortgage Tax?	Leasehold Tax?	CUSTOMARY FEE SPLITS:							Recording Fees			
										Owner's Policy Premium	Loan Policy Premium	Title Search & Exam	Survey Charges	Deed Transfer Tax	Mortgage Tax	Closing Fees				
MONTANA	Filed	Warranty Deed; Corporate Deed; Grant Deed	Deed of Trust; Trust Indenture; Mortgage (over 40 acres)	Title or escrow company; others	Y 6 months	At closing	N	N	N			Included in premium	Buyer: loan only transactions; Negotiable: sales transactions	Not applicable	Not applicable	Divided equally		MONTANA		
NEBRASKA	Filed	Warranty Deed; Special Warranty Deed; Trustee's Deed	Deed of Trust; Mortgage	Title or escrow company; others	Y 6 months	Varies; with commitment or at closing	Y Documentary Stamp Tax	N	N			Divided equally	Commercial: Buyer; Residential: Divided Equally	Included in premium	Sometimes buyer obtains survey or cost divided equally	Not applicable	Divided equally		NEBRASKA	
NEVADA	Filed	Grant Deed; Bargain and Sale Deed; Quitclaim Deed; Trustee's Deed	Deed of Trust; Mortgage (rare)	Title or escrow company; others	Upon Request; 6 months	When policy issues	Y Real Property Transfer Tax	N	N			Included in premium	Buyer: Southern Las Vegas vicinity; Negotiable: Northern Reno vicinity	Negotiable in large commercial transactions	Not applicable	Divided equally; can be negotiated		NEVADA		
NEW HAMPSHIRE	Filed	Warranty Deed; Quitclaim Deed	Mortgage	Attorney; title company	Upon Request; 6 months	Normally at closing	Y	N	N	If less than 99 years				Divided equally unless parties contract otherwise	Not applicable	Negotiable		NEW HAMPSHIRE		
NEW JERSEY	Filed	Bargain and Sale Deed with covenants against grantor's acts	Mortgage	Attorney: North NJ; Title Company: South NJ	Y 6 months	Invoice with commitment; paid at closing	Y Realty Transfer Fee (RTF)	N	N	If less than 99 years				Unless otherwise agreed upon between parties (Buyer pays NJ "Mansion Tax")	Not applicable	Sometimes split		NEW JERSEY		
NEW MEXICO	Promulgated Rate by NM Office of the Superintendent of Insurance	Warranty Deed; New Mexico Real Estate Contract	Deed of Trust; Mortgage	Licensed Title Insurance Agent	Y 6 months (may be extended)	At closing	N	N	N			Can be negotiated in Los Alamos County	Negotiable; Seller usually pays for Improvement Location Report; Buyer for Boundary Survey	Not applicable	Not applicable	Divided per contract	Buyer pays to record Mortgage; Seller for Deed and documents to remove encumbrances	NEW MEXICO		
NEW YORK	Filed	Warranty Deed (upstate); Bargain and Sale Deed (downstate)	Mortgage	Attorney	Y Commitment or Title Certificate issued; 6 or 9 months	With Title Report; final invoice presented/ paid at closing	Y State; NYC; several local municipalities	Y State, NYC & counties	Y	If term exceeds 49 years or contains option to purchase			New York style closing requires simultaneous transfer of documents and consideration at meeting of parties. Recording takes place later. Buyer pays most closing costs, including title insurance. Seller usually pays NYC transfer tax and pays state transfer tax unless contractually negotiated to Buyer. Search and Exam charges are included in premium in Zone 2 but not in Zone 1.					NEW YORK		
NORTH CAROLINA	Filed	Warranty Deed (typically); Special Warranty Deed or Non-Warranty Deed	Deed of Trust; Mortgage (rare)	Attorney	Y 6 months	Invoice with commitment	Y Excise Tax (and 1% transfer tax in some counties)	N	N	Except Currituck and Dare counties			Sometimes Negotiated		Not applicable	Negotiable		NORTH CAROLINA		
NORTH DAKOTA	Filed	Warranty Deed	Mortgage; Deed of Trust (rare)	Title or escrow company; lender; attorney	Y 6 months	Invoice with commitment	N	N	N				Sometimes Negotiated	Not applicable	Not applicable		Buyer customarily pays to record new mortgage; Seller pays to record documents to transfer ownership & remove encumbrances	NORTH DAKOTA		
OHIO	Filed	Warranty Deed; Limited Warranty Deed; Quitclaim Deed; Fiduciary Deed	Mortgage	Title or escrow company; others	Y 6 months	Invoice with commitment	Y Real Property Conveyance Fee	N	N			Negotiable; usually divided equally		Sometimes Negotiated		Not applicable	Negotiable; usually divided equally		OHIO	
OKLAHOMA	Not Filed	Warranty Deed	Real Estate Mortgage; Power of Sale Mortgage (rare)	Title or escrow company; others	Y 180 days from date of abstract certification	With commitment or at closing	Y Documentary Stamp Tax	Y	N				Buyer pays for the exam; Seller pays for the abstracting	Sometimes Negotiated		Not applicable	Negotiable; usually divided equally		OKLAHOMA	
OREGON	Filed	Statutory Deeds: Warranty; Special Warranty; Bargain and Sale; Quitclaim with underwriter approval	Deed of Trust; Mortgage (rare)	Licensed escrow agent; title company with escrow license	Preliminary Title Report is customary; Commitment available upon request for charge; 90 days	At closing	N Except Washington County	N	N					Included in premium	Washington County only; divided equally	Not applicable	Filed; usually split		OREGON	
PENNSYLVANIA	Filed	Special Warranty Deed; General Warranty Deed	Mortgage; Deed of Trust (rare)	Title or escrow company; others	Y 6 months	Invoice with commitment	Y Realty Transfer Tax (state, local municipalities & school districts)	N	Y	If 30 years or longer (including options to renew)			Included in Premium		Divided equally	Not applicable	Included in premium		PENNSYLVANIA	
RHODE ISLAND	Filed	Warranty Deed; Quitclaim Deed; Bargain & Sale Deed	Mortgage	Attorney; title company	Y 6 months	Varies; with commitment or at closing	Y Real Estate Conveyance Tax	N	N						Unless otherwise agreed upon between parties	Not applicable			RHODE ISLAND	
SOUTH CAROLINA	Filed	General Warranty Deed	Mortgage	Attorney	Y 6 months	Invoice with commitment	Y Deed Recording Fee	N	N				Sometimes Negotiated		Not applicable				SOUTH CAROLINA	
SOUTH DAKOTA	Filed	Warranty Deed	Mortgage	Title or escrow company; lender; attorney	Y 6 months	Invoice with commitment	Y Real Estate Transfer Tax	N	N			Divided equally		Or included in premium	Sometimes Negotiated	Not applicable		Buyer: recordation of new mortgage; Seller: recordation of Deed; release of encumbrances	SOUTH DAKOTA	
TENNESSEE	Filed	Warranty Deed; Quitclaim Deed;	Deed of Trust; Mortgage (rare)	Title or escrow company; attorney	Y 90 days (can be extended)	With commitment or at closing	Y	Y	N			Negotiable		Negotiable; some counties include in premium	Negotiable		Divided equally		TENNESSEE	
TEXAS	Promulgated Rate by State Insurance Department	Warranty Deed; Special Warranty Deed	Vendor's Lien retained in Deed; State Bar of TX form Deed of Trust; Lender prepared Deed of Trust	Title company; lender; attorney	Y 90 days	At closing	N	N	N					Included in premium	Included in premium	Not applicable	Not applicable	Negotiable	Buyer pays to record mortgage; Seller pays to record deed & documents to remove encumbrances	TEXAS
UTAH	Filed	Warranty Deed; Special Warranty Deed	Mortgage; Deed of Trust	Title or escrow company	Y 6 months	At closing; sometimes when policy issues	N	N	N			Negotiable by contract	Negotiable by contract	Included in premium	Negotiable by contract	Not applicable	Not applicable	Divided equally or by contract	Negotiable by contract	UTAH
VERMONT	Filed	Warranty Deed; Quitclaim Deed; Fiduciary's Deed with a license to sell	Mortgage Deed	Attorney; paralegal (under direct supervision of attorney in ministerial manner)	Almost Always; 6 months	Invoice with commitment	Y Property Transfer Tax	N	N	If less than 50 years				Sometimes negotiated	Not applicable	Negotiable		Buyer pays to record deed; Seller to record clearance docs	VERMONT	
VIRGINIA	Not filed, but are required to be published	General Warranty Deed; Special Warranty Deed	Deed of Trust; Mortgage (rare)	Attorney; title company; real estate broker; bank	Y 6 months	Invoice with commitment	Y State/Local Grantee Tax; Grantor Tax	Y	Y	State, city, county taxes may apply				Sometimes Negotiated	Buyer: State/Local Grantee tax; Seller: Grantor Tax		Negotiable		VIRGINIA	
WASHINGTON	Filed	Statutory Deeds: Warranty, Bargain and Sale, Quitclaim; other non-statutory and special deeds	Deed of Trust; Mortgage; Long term real estate contract (seller financing)	Attorney; Licensed Limited Practice Officer (LPO)	Y 6 months	At closing	Y Real Estate Excise Tax	N	N	Improvements may be taxed			Seller: standard coverage; Buyer: endorsements, extended coverage	Included in premium	Sometimes Negotiated	Not applicable	Divided equally; can be varied by agreement		WASHINGTON	
WEST VIRGINIA	Filed	General Warranty Deed; Special Warranty Deed; Quitclaim Deed	Deed of Trust; Mortgage (rare)	Attorney	Y 6 months	Invoice with commitment	Y State/County Excise Taxes	N	N					Sometimes Negotiated		Not applicable			WEST VIRGINIA	
WISCONSIN	Filed	Warranty Deed; Installment Land Contracts	Mortgage	Title or escrow company; others	Y 6 months	Invoice with commitment	Y Real Estate Transfer Fee	N	N	If less than 99 years				Included in premium	Negotiable		Not applicable	Buyer: loan closing fees Seller: deed closing fees	WISCONSIN	
WYOMING	Filed	Warranty Deed; Quitclaim Deed	Mortgage "with Power of Sale"; Trust Deed (rare)	Title or escrow company; attorney; others	Y 6 months (can be extended)	Invoice with commitment	N	N	N					Included in premium	Negotiable	Not applicable	Not applicable	Divided equally	Seller: recording of the deed; Buyer: recording of the mortgage	WYOMING

This information is furnished as a service to our customers. Although great care has been taken to provide accurate and complete information, state laws and procedures change. Please contact Commonwealth Land Title Insurance Company or visit www.Commonwealth.niweb.com for updated information or consult a local attorney for specific questions of law.



REAL ESTATE LAWS & CUSTOMS BY STATE

	Title Insurance Rates	Form of Conveyance	State Encumbrance Forms	Customary Closing Entity	Commitment Issued? Duration?	When is Invoice Issued?	Deed Transfer Tax?	Mortgage Tax?	Leasehold Tax?	CUSTOMARY FEE SPLITS:							Recording Fees		
										Owner's Policy Premium	Loan Policy Premium	Title Search & Exam	Survey Charges	Deed Transfer Tax	Mortgage Tax	Closing Fees			
ALABAMA	Filed	Warranty Deed	Mortgage	Title Company, approved attorney, bank	Y 6 months	Varies; with commitment or at closing	Y Deed Tax	Y	Y	Negotiable (Seller customarily pays in Jefferson/Shelby counties)		Negotiable	Negotiable		Negotiable	Negotiable		ALABAMA	
ALASKA	Filed	Warranty Deed; Quitclaim Deed	Deed of Trust; Mortgage	Title or escrow company; others	Y 6 months	At closing	N	N	N	Sometimes negotiated		Included in premium	Sometimes negotiated	Not applicable	Not applicable	Negotiable; usually divided equally	Negotiable; usually divided equally	ALASKA	
ARIZONA	Filed	Warranty Deed; Special Warranty Deed; Quitclaim Deed;	Deed of Trust; Mortgage	Title or escrow company; others	Y 6 months	When policy issues	N	N	N	Buyer pays difference if Extended Coverage Policy required		Included in premium	Unless contract specifies otherwise	Not applicable	Not applicable	Divided equally		ARIZONA	
ARKANSAS	Not Filed	Warranty Deed	Mortgage (preferred); Deed of Trust	Title or abstract company; attorney	Y 6 months	With commitment	Y Deed Transfer Tax	N	N			Negotiable	Negotiable	Divided equally (unless agreed upon otherwise)	Not applicable	Divided equally		ARKANSAS	
CALIFORNIA	Filed	Grant Deed	Deed of Trust	Title or escrow company; others	Upon Request; 180 days	When policy issues	Y Documentary Transfer Tax	N	Y If more than 35 years (including renewal options)	Varies by county		Included in premium	Sometimes Negotiated	Varies for city taxes	Not applicable	Varies by county		CALIFORNIA	
COLORADO	Filed	Warranty Deed; Special Warranty Deed	Deed of Trust; Mortgage	Title or escrow company; others	Y 6 months	With commitment	Y Documentary Transfer Tax	N	N	Negotiable by contract	Negotiable by contract	Included in premium	Negotiable	Negotiable by contract	Not applicable	Divided equally or by contract	Negotiable by contract	COLORADO	
CONNECTICUT	Filed	Warranty Deed; Quitclaim Deed; Limited Warranty Deed; Special Warranty Deed; Trustee Deed; Executor's Deed; Certificate of Devise	Mortgage Deed	Attorney	Upon Request; 6 months	With commitment	Y State/Municipal Real Estate Conveyance Tax	N	N If less than 99 years (including renewals)						Not applicable	Negotiable		CONNECTICUT	
DELAWARE	Filed	Special Warranty Deed; Quitclaim Deed; General Warranty Deed	Mortgage	Attorney	Y 6 months	With commitment	Y Realty Transfer Tax	N	N Except residential leases more than 5 years				Sometimes Negotiated	Divided equally	Not applicable	Negotiable		DELAWARE	
DISTRICT OF COLUMBIA	Filed	Special Warranty Deed (very rare: General Warranty & Quitclaim)	Deed of Trust; Mortgage (rare)	Title or escrow company; others	Y 6 months	With commitment	Y Transfer Tax & Recordation Tax	Y	Y If more than 30 years (including extensions)					Seller: Transfer Tax; Buyer: Recordation Tax		Divided equally or by contract		DISTRICT OF COLUMBIA	
FLORIDA	Promulgated Rate by Florida Department of Financial Services	Warranty Deed	Mortgage	Attorney; title company; lender	Y 6 months	Varies; with commitment or at closing	Y Documentary Tax (Miami-Dade County has surtax)	Y	N Unless assignment of lease for consideration	Buyer pays if residential in some counties, commercial is negotiable		Can be negotiated	Can be negotiated			Negotiable; usually divided equally	Seller: Deed; Buyer: Mortgage	FLORIDA	
GEORGIA	Filed	Warranty Deed; Limited Warranty Deed; Quitclaim Deed	Security Deed (aka, Deed to Secure Debt); Mortgage	Attorney	Y 6 months	With commitment	Y	Y Intangible Recording Tax	N					Unless contract specifies otherwise		Negotiable		GEORGIA	
HAWAII	Not Filed	Warranty Deed; Limited Warranty Deed; Quitclaim Deed; Apartment Deed (for condos)	Mortgage	Title or escrow company; others (must be licensed escrow depository)	Y 90 days	At closing	Y State Conveyance Tax	N	Y Leases over 5 years subject to Conveyance Tax	Seller 60%; Buyer 40%		Included in premium	Negotiable		Not applicable	Divided equally	Seller: recordation of deed; Buyer: recordation of mortgage	HAWAII	
IDAHO	Filed	Warranty Deed; Corporate Deed; Quitclaim Deed (on occasion)	Deed of Trust; Mortgage (over 40 acres)	Title or escrow company; attorney; others	Y 6 months	Varies by office	N	N	N			Included in premium	Negotiable	Not applicable	Not applicable	Divided equally	Buyer: Deed of Trust, Mortgage; Seller: Deed	IDAHO	
ILLINOIS	Not Filed	Warranty Deed	Mortgage; Trust Deed	Title company; attorney; others	Y 6 months	With commitment	Y Real Estate Transfer Tax (State, County, sometimes local)	N	Y Certain leasehold transfers may be subject to tax					Varies for municipalities	Not applicable	Divided equally, or by contract		ILLINOIS	
INDIANA	Filed	Warranty Deed	Mortgage	Title company; others	Y 90 days	With commitment	N	N	N			Varies by county		Not applicable	Not applicable	Negotiable: Commercial; Buyer: Residential		INDIANA	
IOWA	No title insurance companies are licensed with the State; title policies are written outside State	Warranty Deed; Quitclaim Deed; Trustees Deed, etc.	Mortgage	Attorney or Iowa-based escrow company	Y 6 months	With commitment	Y Real Estate Revenue Stamp Tax	N	N			Negotiable	If residential, who pays dependent on type of Mortgage	Buyer: post-closing charges; Seller: pre-closing abstract charges		Not applicable		Negotiable; usually Seller pays pre-closing exam/abstracting; Buyer pays post-closing charges	IOWA
KANSAS	Filed	Warranty Deed; Special Warranty Deed; Trustee's Deed	Mortgage	Title or escrow company; others	Y 6 months	Varies; with commitment or at closing	N	Y Mortgage Registration Tax	N			Varies by county	Sometimes buyer obtains survey or cost divided equally	Not applicable		Divided equally		KANSAS	
KENTUCKY	Filed	Warranty Deed; Special Warranty Deed; Trustee or Fiduciary Deed	Mortgage	Attorney; title company	Y 6 months	With commitment	Y Deed Transfer Tax	N	N					Sometimes Negotiated		Not applicable	Sometimes Negotiated	Buyer: recording fees; Seller: document prep fees	KENTUCKY
LOUISIANA	Filed	Warranty Deed; Act of Sale	Act of Mortgage	Notaries public who generally are attorneys	Y 6 months	With commitment	N Except New Orleans Documentary Transaction Tax	N Except New Orleans Documentary Transaction Tax	N Except New Orleans Documentary Transaction Tax	Sometimes Negotiated	Sometimes Negotiated	Sometimes Negotiated		Not applicable (Seller pays New Orleans Documentary Transaction Tax)	Not applicable (Seller pays New Orleans Documentary Transaction Tax)	Small Seller's closing fee in most parishes		LOUISIANA	
MAINE	Filed	Residential: Warranty Deed; Commercial: Quitclaim Deed; Quitclaim Deed with covenant	Mortgage	Title company; attorney; notary	Y 6 months	Normally at closing	Y Real Estate Transfer Tax	N	N			Seller pays in Penobscot County		Divided equally	Not applicable			MAINE	
MARYLAND	Filed	Special Warranty Deed	Deed of Trust; Mortgage (rare)	Title companies; sole practitioners; law firms; underwriter direct office	Y 6 months	At closing unless requested earlier	Y State: Transfer Tax County: Transfer & Recordation Tax	Y	Y Ground & commercial more than 7 years					Divided equally; Buyer's 1/2 of State Transfer Tax waived if first-time homebuyer		Can be negotiated		MARYLAND	
MASSACHUSETTS	Not Filed	Quitclaim Deed	Mortgage	Attorney	Upon Request; 6 months	At closing	Y Deed Excise Tax (Martha's Vineyard & Nantucket impose additional transfer fee)	N	N			Except for parts of Worcester County	Negotiable		Not applicable	Can be negotiated		MASSACHUSETTS	
MICHIGAN	Filed	Warranty Deed; Quitclaim Deed	Mortgage	Title or escrow company; attorney; others	Y 6 months	With commitment	Y State/County Real Estate Transfer Tax	N	N			Included in premium	Negotiable		Not applicable	Divided equally; sometimes buyer pays additional loan closing fees		MICHIGAN	
MINNESOTA	Filed	Warranty Deed; Limited Warranty Deed; Quitclaim Deed; Trustee's Deed; Personal Representative's Deed, etc.	Mortgage	Title or escrow company; attorney; lender	Y 6 months	With commitment	Y State Deed Tax	Y	N			Negotiable		Seller provides evidence of ownership; Buyer pays to examine evidence	Negotiable	Shared by parties	Seller: pays to record Deed, release encumbrances; Buyer: pays to record all other documents	MINNESOTA	
MISSISSIPPI	Not Filed	Warranty Deed; Quitclaim Deed (with underwriter approval)	Deed of Trust	Attorney	Y 90 days	With commitment	N	N	N	Sometimes negotiated		Seller	Negotiable	Not applicable	Not applicable	Divided equally		MISSISSIPPI	
MISSOURI	Risk rates are filed	Warranty Deed; Special Warranty Deed; Trustee's Deed	Deed of Trust	Title or escrow company; others	Y 6 months	Varies; with commitment or at closing	N	N	N	Varies by county		Varies by county	Sometimes buyer obtains survey or cost divided equally	Not applicable	Not applicable	Divided equally		MISSOURI	



National Commercial Services

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