SHERMAN & PHALEN, LLC
1165 Northchase Parkway SE, Suite 450
Marietta, GA 30067
p 770.579.0109
f 770.809-6334

2026 Fee Schedule
Georgia Residential Closings
CASH Closing – No Lender

Title Charges:

Settlement Fee: $500.00
Examination Fee: $225.00 *
Commitment Fee: $200.00
Post-Closing Fee: $90.00 (split between buyer & seller)
Technology Fee: $50.00 (split between buyer & seller)
Owner's Title Insurance: See Title Quote Calculator on our website at www.shermanphalenlaw.com or call for a quote.

Recording Charges:

Warranty Deed: $25.00
Transfer Tax: $1.00 per thousand of sales price
Additional Recording Documents $25.00 per document
E-Recording Fee $4.75 per document (if applicable)

Miscellaneous Buyer Charges (if applicable):

Power of Attorney: $75.00 plus recording costs
Additional Deed: $75.00 plus recording costs
Mail Away Fee: $75.00

Please note that additional settlement and title fees may apply to commercial property.

***Estimate. Actual search charges may vary depending on property location.**

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2026 Fee Schedule
Georgia Residential Closings with Lender

Title Charges:

Settlement Fee: $675.00
Examination Fee: $225.00 *
Commitment Fee: $200.00
Post-Closing Fee: $90.00 (split between buyer & seller)
Technology Fee: $50.00 (split between buyer & seller)
Owner's/Lenders Title Insurance: See Title Quote Calculator on our website at www.shermanphalenlaw.com or call for a quote.

Recording Charges:

Warranty Deed: $25.00
Transfer Tax: $1.00 per thousand of sales price
Security Deed: $25.00
Intangible Tax: $3.00 per thousand of loan amount
Additional Recording Documents $25.00 per document
E-Recording Fee $4.75 per document (if applicable)

Miscellaneous Buyer Charges (if applicable):

Power of Attorney: $75.00 plus recording costs
Additional Deed: $75.00 plus recording costs
Mail Away Fee: $75.00

Please note that additional settlement and title fees may apply to commercial property.

***Estimate. Actual search charges may vary depending on property location.**

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2026 Fee Schedule
Georgia Commercial Closings

Title Charges:

Settlement Fee: $1,500.00
Examination Fee: $350.00 - $500.00 *
Post-Closing Fee - $90.00 (split between buyer & seller)
Technology Fee - $50.00 (split between buyer & seller)
Closing Protection Letter: $45.00 - $50.00
Owner's/Lender's Title Insurance: See Rate Calculator on our website at www.shermanphalenlaw.com or call for a quote.

Recording Charges:

Warranty Deed: $25.00
Transfer Tax: $1.00 per thousand of sales price
Security Deed: $25.00
Intangible Tax: $3.00 per thousand of loan amount
E-Recording Fee $4.75 per document (if applicable)

Miscellaneous Buyer Charges (if applicable):

Power of Attorney: $75.00 plus recording cost
Additional Deed: $75.00 plus recording costs
Mail Away Fee: $75.00
Preparation of SNDA's and Estoppel Letters: $50.00 per document

*** Estimate. Actual search charges may vary depending on property location.**