



MADISON ABSTRACT

**PRICE LIST - Effective January 1, 2025**

<b><u>Departmental &amp; Individuals Searches</u></b>	<b><u>PRICE</u></b>
<b>Municipal Search Set*</b>	
Westchester, Suffolk, Nassau Rockland, Putnam and Dutchess Counties	<b>\$ 350.00 (Residential)</b>
(Includes C/O, Fire, H&B Tax \$ Sewer, if applicable)	<b>\$ 385.00 (Commercial)</b>
*Price does NOT include any direct municipality surcharge which is TBD per municipality and is a separate charge on the title bill	
<b>Municipal Search Set – NYC/5 Boroughs (BASIC)</b>	<b>\$ 435.00</b>
Residential & Commercial includes C/O, Street, H&B, ER, Fire and Highway	
<b>Municipal Search Set – NYC/5 Boroughs (ENHANCED-Commercial)</b>	<b>\$ 535.00</b>
BASIC search plus Air Resource, Fuel, Health and Landmark	
<b>Articles of Organization</b>	<b>\$ 150.00</b>
<b>Bankruptcy Search</b>	<b>\$ 25.00 per name</b>
<b>Certificate of Good Standing</b>	<b>\$ 175.00</b>
<b>Payment of Biennial Statement</b>	<b>\$ 50.00</b>
<b>Certificate of Incorporation</b>	<b>\$ 175.00</b>
<b>Flood Zone Search</b>	<b>\$ 100.00</b>
<b>Zoning Search</b>	<b>\$ 100.00</b>
<b>Full Judgment &amp; Lien Name Run Reports w/ Litigation &amp; UCC's (NY)</b>	<b>\$ 350.00 per name</b>
<b>Litigation Search</b>	<b>\$ 150.00 per name</b>
<b>Patriot Search</b>	<b>\$ 25.00 per name</b>
<b>Surrogate Search</b>	<b>\$ 175.00 per name</b>
<b>Tax Search</b>	<b>\$ 100.00 per Lot</b>
<b>UCC Searches – County</b>	<b>\$ 50.00 per name</b>
<b>UCC Searches – NY State</b>	<b>\$ 50.00 per name</b>
<b>Certified Copies of Recorded Documents</b>	<b>\$ 100.00 +</b>
(Price varies depending on number of documents/pages)	



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<b><u>Services</u></b>	<b><u>PRICE</u></b>
<b>ACRIS/PREP/Transfer Doc Preparation</b>	<b>\$ 200.00</b>
<b>Escrow Closing / Escrow Disbursement Fee</b>	<b>\$ 750.00 - \$ 1,500.00</b>
<b>Survey Inspection – Residential</b>	<b>\$ 100.00</b>
<b>Foreclosure Search</b>	<b>\$ 750.00</b>
<b><u>Uninsured/Informational Reports</u></b>	<b><u>PRICE</u></b>
<b>Attorney Search</b>	<b>\$ 500.00</b>
(40-year deed chain, judgments and liens, open mortgages, and taxes)	
<b>Co-op Lien Search (\$50,000 liability)</b>	<b>\$ 450.00</b>
<b>Zoning Lot Certification (Exhibits I and III)</b>	<b>\$ 700.00</b>
(Does NOT include price of title exam, if necessary)	
<b>C &amp; R Search</b>	<b>\$ 350.00</b>
<b>Deed Chain (40 Year)</b>	<b>\$ 300.00</b>
<b>Full Search (Residential)</b>	<b>\$ 600.00 - \$ 800.00</b>
<b>Full Search (Commercial)</b>	<b>\$ 600.00 - \$ 1,200.00</b>
<b>Last Deed of Record</b> (copy only – certification not included)	<b>\$ 150.00</b>
<b>Last Owner, Judgment &amp; Lien</b> (NO Mortgage)	<b>\$ 350.00</b>
<b>Last Owner, Judgment &amp; Lien</b> (w/ Mortgage)	<b>\$ 450.00</b>
<b>Judgment &amp; Lien</b> (NO Mortgage – Owner info to be provided)	<b>\$ 250.00</b>
<b>Judgment &amp; Lien</b> (w/ Mortgage)	<b>\$ 350.00</b>