RESIDENTIAL REAL ESTATE CLOSING CUSTOMS BY COUNTY

GREENE COUNTY

1. Title Insurance Rate Zone ___ Zone 1  X Zone 2
2. Contracts drafted by Attorney or Realtor: Seller Attorney
3. If Realtor, are they subject to Attorney approval/disapproval, and is "written" Attorney notification required?
4. What is the contract form used by realtors or attorneys (for example: local Bar Association approved form or NYSBA form)?
5. Who holds deposit? Seller’s Attorney
6. What is customary deposit amount? $1000 - 5000
7. Is Survey required? Only for new construction
8. Who obtains and pays for Survey? Buyer
9. Type of Deed? Warranty
10. What documents are required for recording the Deed and who prepares them (for example: RP-5217 and TP-584)? RP-5217 prepared by Buyer’s Attorney, TP-584 prepared by Seller’s Attorney.
11. Type of Title Search (Abstract, Notes, integrated into title report) Notes
12. Title Search provided by Buyer or Seller? Buyer
13. Who prepares title searches? (Title Company, Abstract Company or Attorney?) Abstract Company or Title Company
14. Minimum Search Period? 40 yrs
15. Other customary searches: (municipal/judgment/tax/patriot/bankruptcy/UCC) Property Tax, School Tax, Judgments, Liens, Bankruptcy, Patriot, UCC, Franchise Tax
16. Who provides, and pays for, closing bring-down search? Buyer
17. Is Owner's Policy customary? No
18. Who pays for Owner’s Policy? Buyer
19. Who prepares title commitments? (Attorneys, third-party title agents, Title Insurance Company) Title Agents or Title Insurance Companies
20. Are Clerk's records available on line? If so, are they free? (Provide a link to the Clerk's web site if possible) No
21. Are County GIS maps available on line? (If so, provide a link to them if possible) Yes http://gis.greenegovernment.com/giswebmap/
22. Water reading or other municipal charge customs. Water & Sewer if applicable
23. Fund disbursement at closing: who cuts checks at closing? (Bank, Seller's or Buyer's Attorney or Title Company) Bank Attorney
24. Who pays off Mortgage? Is there a handling fee? Title Company/Yes
25. Are satisfactions/discharges sent directly to the County Clerk? Yes
26. When are funds released? [before or after recording] Before
27. Are realtors paid at closing? Yes
28. Who records closing documents? Title Company
29. Any customary additional fees charged by title agents or closers (pick-up fees, etc.) and range of the charges No
30. Other local customs and practices:

Alice Breeding, Esq. contributed to the completion of this form.