RESIDENTIAL REAL ESTATE CLOSING CUSTOMS BY COUNTY

ORANGE COUNTY

1. Title Insurance Rate Zone  X Zone 1 ___ Zone 2
2. Contracts drafted by Attorney or Realtor: Seller's 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)? NYSBA approved form
5. Who holds deposit? Seller's Attorney
6. What is customary deposit amount? 5%
7. Is Survey required? No
8. Who obtains and pays for Survey?
9. Type of Deed? Bargain & Sale w/ Covenant Against Grantor's Acts
10. What documents are required for recording the Deed and who prepares them (for example: RP-5217 and TP-584)? RP-5217 and TP-584 prepared by Seller's Attorney
11. Type of Title Search (Abstract, Notes, integrated into title report) Notes integrated into title report
12. Title Search provided by Buyer or Seller? Buyer
13. Who prepares title searches? (Title Company, Abstract Company or Attorney?) Title Company or Title Agent
14. Minimum Search Period? 40 Years
15. Other customary searches: (municipal/judgment/tax/patriot/bankruptcy/UCC) municipal/judgment/tax/patriot/bankruptcy
16. Who provides, and pays for, closing bring-down search? Buyer
17. Is Owner's Policy customary? Yes
18. Who pays for Owner's Policy? Buyer
19. Who prepares title commitments? (Attorneys, third-party title agents, Title Insurance Company) Title Insurance Company or Title Agent
20. Are Clerk's records available on line? If so, are they free? (Provide a link to the Clerk's web site if possible) Yes & Yes, https://searchiqs.com/nyora/
21. Are County GIS maps available on line? (If so, provide a link to them if possible) http://ocgis.orangecountygov.com/
22. Water reading or other municipal charge customs. Depends on location
23. Fund disbursement at closing: who cuts checks at closing? (Bank, Seller's or Buyer's Attorney or Title Company) Bank & Seller's Attorney will cut most Seller expenses from deposit held in escrow.
24. Who pays off Mortgage? Is there a handling fee? **Title Company, Cost to overnight charged to Seller**

25. Are satisfactions/discharges sent directly to the County Clerk? **Yes**

26. When are funds released? [before or after recording] **At Closing, before recording**

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.