



Your Title Production Partner

Hours 8.00 am - 5.00 pm

Please see the list of services for turnaround times.

- ALL TURNAROUND TIMES ARE DEPENDENT UPON ZONE -

(720) 204-5598

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SERVICES

E&O INSURANCE UP TO \$1,000,000

RESIDENTIAL TITLE READY COMMITMENTS

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
Purchase Title Ready Hyperlinked Commitment (Background provided by Title Now)	\$220	\$230	\$255	30 year search, background with full copies, bankruptcy and OFAC search on all parties, title examination/opinion (up to 3 hours total)	3-5 business days	After 3 hours of work, hourly rate applies
Purchase Title Ready Hyperlinked Commitment (Background provided by client)	\$155	\$170	\$210	30 year search, full copies of all background documents, bankruptcy and OFAC search on all parties, title examination/opinion (up to 3 hours total)	3-5 business days	After 3 hours of work, hourly rate applies
Refi Title Ready Short Form Hyperlinked Commitment (Plat Map provided by Title Now)	\$100	\$120	\$160	2 owner search, full copy of plat, title examination/opinion - 24 month chain of title included (up to 2 hours total)	1-2 business days	After 2 hours of work, hourly rate applies
Refi Title Ready Long Form Hyperlinked Commitment (Background provided by Title Now)	\$150	\$165	\$190	2 owner search, background with full copies, title examination/opinion - 24 month chain of title included (up to 2 hours total)	1-2 business days	After 2 hours of work, hourly rate applies

RESIDENTIAL SEARCH PACKAGES

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
1 Owner Search (O+E)	\$30	\$50	\$85	1 hr Search & Report with full doc copies (Includes 24 month chain of title)	1-2 business days	After 1 hour of work, hourly rate applies
2 Owner Search	\$50	\$72	\$105	2 hr Search & Report with full doc copies (Includes 24 month chain of title)	1-2 business days	After 2 hour of work, hourly rate applies
3 Owner Search	\$66	\$94	\$121	3 hr Search & Report with full doc copies (Includes 24 month chain of title)	1-2 business days	After 3 hour of work, hourly rate applies
20 Year Search	\$83	\$99	\$121	2 hr Search & Report with full doc copies (Includes 24 month chain of title)	1-2 business days	After 2 hour of work, hourly rate applies
30 Year Search	\$110	\$130	\$155	3 hr Search & Report with full doc copies (Includes 24 month chain of title)	3-5 business days	After 3 hour of work, hourly rate applies
40 Year Search	\$138	\$170	\$220	4 hr Search & Report with full doc copies (Includes 24 month chain of title)	3-5 business days	After 4 hour of work, hourly rate applies

ADDITIONAL SERVICES

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
Full Background (only if available)	\$100	\$100	\$100	Full copies of all exception documents found of record to affect the subject property up 20 docs. Additional 10 docs for \$20.	2-3 business days	
Background Update (from e-date provided by client)	\$20	\$30	\$40	Any items newly recorded to affect the exceptions pertaining to a specific property	2-3 business days	Not for base files
Chain of Title (up to 20 years)	\$20	\$25	\$30	Full copies of all chain of title documents ONLY covering 20 years	4-8 business hours	No Liens or Encumbrances
Covenants	\$15	\$15	\$25	Full copy of recorded Declaration of Covenants	1-2 business days	Main Declaration ONLY, amendments, annexations, supplements not included - those may be ordered as document searches and charged accordingly per document searched for
Document Retrieval	\$5 per doc	\$5 per doc	\$5 per doc	Document recording info provided by client, we pull docs and provide copy	4-8 business hours	More rural counties that must be ordered out
Document Search	\$10 per doc	\$10 per doc	\$10 per doc	Document recording info NOT provided by client, we search for and pull and provide copy	1-2 business days	More rural counties that must be ordered out
Plat Map	\$10	\$10	\$20	Full copy of Plat Map	4-8 business hours	More rural counties that must be ordered out
Tax Certificate	\$20	\$20	\$20	Tax Certificate obtained from County Treasurer	County turn times apply	
Update - NP	\$20	\$20	\$30	Prior title work not provided by Title Now, Client provides us with prior title work from other company	1-2 business days	Update from provided e-date forward only - no background documents, OFAC or BKY are updated, only chain of title, liens and encumbrances
Update	\$15	\$15	\$20	Prior tile work done by Title Now	1-2 business days	Update from prior e-date forward only - no background documents, OFAC or BKY are updated, only chain of title, liens and encumbrances
Bankruptcy Search (per party)	\$5	\$5	\$5	PACER search of Colorado Bankruptcy records	4-8 business hours	Colorado BKY Court only
OFAC/Patriot Act Search (per party)	\$5	\$5	\$5	OFAC/SDN List search	4-8 business hours	

Title Opinion/Examination (hourly rate)	\$40	\$40	\$40	Review and examination of documents provided by client pertaining to a specific property		
Commitment Type Up (Search provided by client)	\$20	\$20	\$20	Commitment type up ONLY, no search or examination done	2-3 business days	Only if we have form in SoftPro or access to client system
Commitment Revision	\$10	\$10	\$10	Revision to a commitment	1-2 business days	Search Update NOT included
Hourly Rate	\$100	\$100	\$100	Additional rate for work necessary to complete client request that falls outside of items included in fee for service requested		Approved by client prior to work being done
Rush Request Fee	\$10	\$10	\$20	Fee for a rush request due to setback in workflow		Only if we can accommodate the rush request
Hold Open Search - Residential	\$75	\$95	\$135	Includes search for new buyer, search from prior effective date forward together with OFAC and Bankruptcy.		

FORECLOSURE

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
Foreclosure Search	\$66	\$88	\$116	2 Owner search, full copies of all liens and encumbrances and any supporting docs & Report (up to 2 hours)	1-2 business days	Background not included - After 2 hours of work, hourly rate applies
Foreclosure Exam	\$83	\$105	\$132	2 Owner search, full copies of all liens and encumbrances and any supporting docs, title opinion/examination with notes (Review of Mailing List and verification that all parties were noticed) & Report (up to 3 hours)	3-4 business days	Background not included - After 3 hours of work, hourly rate applies

BUILDER SERVICES

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
Builder Base File	\$500	\$750	\$1,000	TBD Commitment with full exceptions pertaining to the entirety of the subdivision (up to 8 hours total)	5-7 business days depending on zone	After 8 hours of work, hourly rate applies
Builder Sale Out Purchase Title Ready Hyperlinked Commitment (Background provided by Title Now)	\$350	\$400	\$450	Search back to sectioned property, full copies of all background documents, bankruptcy and OFAC searches for seller and buyer, title examination/opinion (up to 4 hours total)	5-7 business days depending on zone	After 4 hours of work, hourly rate applies
Builder Sale Out Purchase Title Ready Hyperlinked Commitment (Background provided by Title Now)	\$250	\$300	\$350	Search back to sectioned property, full copies of all background documents, bankruptcy and OFAC searches for seller and buyer, title examination/opinion (up to 4 hours total)	5-7 business days depending on zone	After 4 hours of work, hourly rate applies
Builder/Construction Loan Refi Title Ready Long Form Hyperlinked Commitment (Background provided by client)	\$200	\$220	\$240	30 year search, background with full copies, title examination/opinion - 24 month chain of title included (up to 3 hours total)	3-5 business days depending on zone	After 3 hours of work, hourly rate applies

COMMERCIAL/AG LAND TITLE READY COMMITMENTS

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
Purchase Title Ready Hyperlinked Commitment	\$380	\$390	\$425	40 year search, background with full copies, bankruptcy and OFAC search on all parties, title examination/opinion (up to 6 hours total)	5-7 business days	Liability over \$10,000,000 will incur an additional fee of \$50 per million; After 4 hours of work, hourly rate applies
Purchase Title Ready Hyperlinked Commitment (Background provided by client)	\$315	\$330	\$370	40 year search, full copies of all background documents, bankruptcy and OFAC search on all parties, title examination/opinion (up to 5 hours total)	5-7 business days	Liability over \$10,000,000 will incur an additional fee of \$50 per million; After 5 hours of work, hourly rate applies
Refi Title Ready Long Form Hyperlinked Commitment (Background provided by Title Now)	\$310	\$325	\$350	30 year search, background with full copies, title examination/opinion - 24-month chain of title included (up to 4 hours total)	3-5 business days	Liability over \$10,000,000 will incur an additional fee of \$50 per million; After 4 hours of work, hourly rate applies

COMMERCIAL/AG LAND SEARCH PACKAGES

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
1 Owner Search (O+E)	\$80	\$110	\$150	2 hr. Search & Report with full doc copies (Includes 24-month chain of title)	3-5 business days	After 2 hours of work, hourly rate applies
2 Owner Search	\$110	\$143	\$187	3 hr. Search & Report with full doc copies (Includes 24-month chain of title)	3-5 business days	After 3 hours of work, hourly rate applies
3 Owner Search	\$143	\$176	\$220	4 hr. Search & Report with full doc copies (Includes 24-month chain of title)	3-5 business days	After 4 hours of work, hourly rate applies
20 Year Search	\$132	\$165	\$210	2 hr. Search & Report with full doc copies (Includes 24-month chain of title)	3-5 business days	After 2 hours of work, hourly rate applies
30 Year Search	\$165	\$198	\$242	3 hr. Search & Report with full doc copies (Includes 24-month chain of title)	5-7 business days	After 3 hours of work, hourly rate applies
40 Year Search	\$198	\$230	\$275	4 hr. Search & Report with full doc copies (Includes 24-month chain of title)	5-7 business days	After 4 hours of work, hourly rate applies

COMMERCIAL ADDITIONAL SERVICES

Service	Zone 1	Zone 2	Zone 3	Included in Fee	Turnaround	Exceptions
Commercial Title Opinion/Examination (hourly rate)	\$50	\$50	\$50	Review and examination of documents provided by client pertaining to a specific property.	Per Hour	
Commercial Over-Limit Liability (per MUSD)	\$50	\$50	\$50	Liability over \$10,000,000 will incur an additional fee of \$50 per million.	Per MUSD	
Commercial Hourly Rate	\$125	\$125	\$125	Additional rate for work necessary to complete a client request that falls outside of items included in fee for service requested.	Per Hour	Will be approved by client prior to work being done

If you need a title product that is not listed on our pricing brochure, please contact us to discuss options and get a customized quote!

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OUR RESOURCES

- County Sites: website and in-person
- DataTrace / DTS 2.0
- iCounty
- iDoc
- Saul's Creek
- S.K.L.D.
- SoftPro
- TitlePoint
- TitleVision

DEFINITIONS

- **Zone 1 Counties***: Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas, Eagle, El Paso, Elbert, Jefferson, Larimer, Mesa, Weld *We have backgrounds for most properties in this zone
- **Zone 2 Counties**: Chaffee, Clear Creek, Custer, Fremont, Garfield, Gilpin, Grand, Gunnison, Lake, Morgan, Moffat, Montrose, Otero, Ouray, Park, Pitkin, Pueblo, Routt, Summit, Teller, San Miguel, Sedgwick
- **Zone 3 Counties**: Alamosa, Archuleta, Baca, Bent, Cheyenne, Conejos, Costilla, Crowley, Delta, Dolores, Phillips, Prowers, Rio Blanco, Rio Grande, Saguache, San Juan, Washington, Yuma, Hinsdale, Huerfano, Jackson, Kiowa, Kit Carson, Las Animas, La Plata, Lincoln, Logan, Mineral, Montezuma
- **1 Owner Search**: One arms-length search (back to acquisition deed) of the county recorder's records. This search includes any voluntary and involuntary encumbrances affecting property/owners. Pertinent pages are included.
- **2 Owner Search**: Two arms-length search (back to acquisition deed) of the county recorder's records. This search includes any voluntary and involuntary encumbrances affecting property/owners. Pertinent pages are included.
- **3 Owner Search**: Three arms-length search (back to acquisition deed) of the county recorder's records. This search includes any voluntary and involuntary encumbrances affecting property/owners. Pertinent pages are included.
- **20 Year Search**: Search of current owner (back to acquisition deed) 20-year chain included. This search includes any voluntary and involuntary encumbrances affecting property/owners. Pertinent pages are included.
- **30 Year Search**: Search of current owner (back to acquisition deed) 30-year chain included. This search includes any voluntary and involuntary encumbrances affecting property/owners. Pertinent pages are included.
- **40 Year Search**: Search of current owner (back to acquisition deed) 40-year chain included. This search includes any voluntary and involuntary encumbrances affecting property/owners. Pertinent pages are included.
- **Bankruptcy Search**: Name search of the public court bankruptcy cases in Colorado for open cases against the owner or buyer.
- **Covenants**: Copy of the Master Declaration/Covenants for specific Subdivision.
- **Document Retrieval**: Retrieval of specific document requested.
- **Document Search**: The search of a specific document.
- **O+E**: This is a non-insured product, search of current owner to last vesting deed of record. Pertinent pages included of open encumbrances found.
- **OFAC/Patriot Act**: A name search in the Office of Foreign Assets Control sanctions list database.

- **Plat Map:** Copy of Subdivision Plat Map.
- **Tax Cert:** Current copy of county certified taxes.
- **Update:** Update of prior search from last county effective date to current effective date.
- **Update NP:** Update of any search not previously performed by Title Now, Inc.

A search product includes the following items:

- Searching System or County effective date of corresponding county.
- Assessor Parcel Number (APN)/Tax Identification Number (TIN) for subject property.
- Assessor information for subject property, as provided by county records, where available.
- A deed chain for the number of years requested, together with any supporting items such as statements of authority, letters, marriage licenses, etc.
- Open voluntary liens for vested owner(s) in the chain of title for the subject property.
- Open involuntary liens filed for current vested owner(s) and prior owner(s) throughout the chain of title (based on state statutes).
- Delivery email with single bundled PDF file will include typed report, pertinent pages of instruments listed on the report and all other reported documents found as requested by the client.

OPTIONAL:

- OFAC/Patriot Act (SDN) search for name(s) of the intended purchaser(s) for the subject property (if requested).
- Colorado Bankruptcy Court search for current vested owner (if requested)
- Listing of recorded easements, restrictions, covenants, etc. on subject property as found within the chain of title during the scope of the search (if requested).
- Current tax information (not a tax certificate) for subject property, as provided by county records (if requested).
- Copies of recorded plats, easements, restrictions, covenants, etc. for the subject property, as found within the chain of title during the scope of the search (if requested).

Note: Search includes all items detailed in the Deliverables for one county assessed parcel. Multiple parcels and extra chain of title searches, searches that result in a different search type, searches that include other extraneous search requirements or that require extraordinary time to complete may result in additional fees for which prior customer authorization will be obtained.

Title Now is a proud member of the Land Title Association of Colorado

