



SHIELD TITLE & ESCROW

Attorney-Owned Title Agency

Shield Title & Escrow- Title & Settlement Fee Schedule

****Launch Promotion: \$200 discount through December 31, 2025****

Section I – Domestic / Florida Clients

This section applies to buyers, sellers, and investors closing on properties located in Florida. All fees are quoted in U.S. Dollars (USD) and are consistent with Florida DFS guidelines. Enhanced services are optional and may be added as needed for investor, rush, or complex files.

Service	Fee	Description
Title Insurance Premium	Determined by Florida Statute (Rule 69O-186.003, F.A.C.)	Issued through our approved underwriter partner Old Republic / The Fund in accordance with promulgated Florida rates based on property value.
Title Search/Lien Search	\$195	Full property title search, lien search, judgment search, and HOA /municipal inquiry where applicable.
Settlement / Closing Coordination	\$995	Full escrow management, document preparation, lender coordination, and closing oversight.
Attorney Supervision & Compliance Oversight	Included	Attorney-reviewed title clearance, escrow oversight and compliance verification (non-representational).
Wire Verification & Disbursement	Complimentary	Dual-authentication wire confirmation and anti-fraud verification for safe disbursement.
Remote Online Closing (RON) (Optional)	\$195 (Free in December)	Secure digital signing compliant with Florida Statute §117.275(2).
Rush / Priority Closing (Optional)	\$250 surcharge	Accelerated document preparation and scheduling within 3–5 business days.

Investor / Multi-Property Handling (Optional)	\$150–\$195 per property	Consolidated coordination for investor or portfolio closings.
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Title insurance premiums are regulated by the Florida DFS and are separate from agency service fees.

Typical Total Fee Range: \$1,190–\$1,650 depending on complexity and optional services.

Section II – International / Global Clients

This section applies to buyers, sellers, and investors located outside the United States or any transaction involving international funds or documentation. All international services are attorney-supervised and structured to meet global compliance and authentication standards. Optional services provide additional convenience and coordination for foreign principals.

Service	Fee	Description
Title Insurance Premium	Determined by Florida Statute (Rule 69O-186.003, F.A.C.)	Issued through our approved underwriter partner Old Republic / The Fund in accordance with promulgated Florida rates based on property value.
Settlement / Closing Coordination	\$1,295	Full escrow management, document collection, international closing coordination and attorney-supervised closing oversight.
Attorney Supervision & Compliance Oversight	Included	Attorney review clearance, escrow oversight, and compliance oversight (non-representational).
Foreign Buyer / Investor Coordination (Optional)	\$350	Communication, identification verification, foreign document coordination, and time-zone aligned updates for international principals.
Wire Processing & Currency Conversion (Optional)	Complimentary through December 2025	Incoming/outgoing SWIFT coordination, OFAC screening, and USD conversion verification.
Apostille / Document Authentication (Optional)	\$195 per document	Preparation and submission for Secretary of State or embassy certification.

International Courier Service (Optional) \$95

Secure overnight delivery of original documents to client's international address.

Rush / Priority Closing (Optional) \$250 surcharge

Accelerated preparation under attorney supervision and foreign fund clearance.

Title insurance premiums are regulated by the Florida DFS and are separate from agency service fees.

Typical Total Fee Range: \$1,400–\$2,275 USD depending on property value, jurisdiction, and selected optional services.

All fees are quoted in U.S. Dollars (USD). International clients may request an approximate local-currency equivalent upon engagement.

Section III – Notes & Compliance

Regulatory Standards

- Title insurance premiums follow Florida DFS promulgated rates and cannot be altered.
- Our goal is to remove friction, reduce risk, and provide a transparent, secure closing experience for every client.
- Remote Online Notarization (RON) fees comply with Florida Statute §117.275(2), capping the notarial fee at \$25 plus technology costs.
- All services are provided by Shield Title & Escrow FL, LLC, a licensed Florida title agency.

Attorney Oversight

- Each file is reviewed and supervised by a Florida-licensed attorney to ensure compliance with state and federal law.
- Shield Title & Escrow operates in accordance with the American Land Title Association (ALTA) Best Practices 4.0 and Florida Land Title Association (FLTA) standards to ensure escrow integrity, data security, and consumer protection.
- Attorney supervision does not constitute legal representation or create an attorney-client relationship unless separately retained.
- International fees apply only to transactions involving cross-border parties or foreign funds.
- All fees quoted in U.S. Dollars (USD); currency equivalents are for reference only.

Consumer Protection

- Consumers may direct questions or concerns to Shield Title & Escrow's Compliance Officer at compliance@shieldtitlegroup.com in accordance with ALTA Pillar 7 guidelines.

Shield Title & Escrow operates in accordance with the American Land Title Association (ALTA) Best Practices and Florida Land Title Association (FLTA) standards to ensure every file is handled with accuracy, transparency, and care.