

FLORIDA PROPERTY TRANSFER FEE SCHEDULE

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Fees for Florida real estate transfers are based upon the following legal fees plus costs:

1. LEGAL FEES

Simple Warranty Deed (Ex: Individual to Trust)	\$400
Complex Warranty Deed*	\$500
Continuous Marriage Affidavit	\$225
Research Parcel Id Number	\$25
Research last recorded deed	\$125
Affidavit of Trust or Successor Trustee	\$250
Full Title Search	\$300-\$400

NOTE: We recommend performing a title search if there is any question whatsoever about title - even if the client has a current deed. If the client cannot locate their deed we can secure the deed for any property in Florida.

* A Complex Deed is one that (1) requires title research; (2) has more than four grantors or grantees; and (3) divides interest in the property to more than one other grantee

2. COSTS

Filing fees, costs and documentary stamps average \$25 - \$50 for a typical transfer to a grantor revocable inter vivos trust assuming nominal consideration of \$10 regardless of whether the property is subject to a mortgage. Florida documentary stamps are due only on the nominal consideration for gifts of deed to trust if there is no change in beneficial interest - such as transfer by a grantor to his/her revocable inter vivos trust. Florida however does charge documentary stamps if: (a) the property is subject to a mortgage **and** (b) the transfer is from a revocable inter vivos trust to a third party for nominal consideration. The stamp rate is \$0.60 per \$100 in Miami-Dade County and \$0.70 per \$100 in all other counties.

Other costs: Copying @ \$0.25 per page; faxes @ \$0.50 per page.

Note: The fees are based upon all information being provided in the FLORIDA DEED INFORMATION FORM. (See our website or contact the office if you do not have this form.) Clear copies of base title must be provided. If the requested information is not provided, we may need to charge for our time and expense to secure it at the rate of \$175/per hour. Of course, prior to any completion of any work or/and any additional charges, a detail estimate of all charges will be provided.

For Assistance: Please call (305) 556-5209, fax (305) 362-9525 or e-mail at info@raricklaw.com. We look forward to assisting you.