

# BRAD STEPHENSON

## ATTORNEY AT LAW

TAMMY C. ELLIOTT, PARALEGAL  
[tammy@guardianabstract.com](mailto:tammy@guardianabstract.com)

116 North Seaman Street  
P.O. Box 1036  
Eastland, Texas 76448-1036  
[bsatty@guardianabstract.com](mailto:bsatty@guardianabstract.com)

Phone: 254-629-8400  
Fax: 254-629-3116

### ATTORNEY FEE MEMORANDUM

(Transactions Closed through Guardian Title Company)

#### *Residential Transactions:*

Cash Warranty Deed:	\$150.00
Warranty Deed with Vendor's Lien:	\$175.00
Release of Lien or Partial Release:	\$125.00
Transfer of Lien	\$125.00
Promissory Note with 3 <sup>rd</sup> party financing:	\$100.00
Deed of Trust with 3 <sup>rd</sup> party financing:	\$150.00
Owner Financing Fixed Rate Note:	\$125.00
Owner Financing Deed of Trust & Amortization:	\$200.00
Variable Rate Notes (3 <sup>rd</sup> party or Seller Finance):	\$150.00
Mechanic's Lien (interim construction loans):	\$300.00
Statutory or Transaction specific Powers of Attorney:	\$100.00
Homestead Affidavits:	\$75.00
Bill of Sale	\$125.00
Right of First Refusal Agreements:	\$125.00
Affidavits of Heirship (Proofs of Heirship) –	\$250.00 (Base Rate)**
**If all information has been provided to us and our information packet has been completed correctly by the party requiring the Affidavit, our base rate of \$250.00 will be charged; however, if the Affidavit requires additional research, telephone calls, emails, etc. to obtain the correct information to complete the Affidavit or search for individuals to execute it, our rate will include \$100.00 per hour for the additional services required from us to complete the instrument.**	

*Effective September 1, 2015*

***Commercial Transactions:***

Cash Warranty Deed:	\$175.00
Warranty Deed with Vendor's Lien:	\$200.00
Release of Lien or Partial Release:	\$150.00 to \$175.00
Transfer of Lien	\$150.00 to \$175.00
Promissory Note (fixed rate) and Deed of Trust:	\$300.00 to \$350.00
Variable Rate Notes and Deed of Trust:	\$350.00 to \$400.00
Mechanic's Lien (interim construction loans):	\$350.00 to \$400.00
Bill of Sale	\$175.00
Contracts for Sale	\$175.00
Right of First Refusal Agreements:	\$150.00
UCC Forms:	\$75.00 each

***\*\*\*TREC Sales Contract Completion Assistance: Free Service***

Our Escrow Officers are available to assist you if you need assistance with completing a TREC Sales Contract (whether 1 to 4 Family; Farm & Ranch or Unimproved land).