

ABSTRACTING AS PUBLISHED WITH OAB		
TIME PERIOD	Continuation	Supplemental
<1 YEAR (PLATTED and UNPLATTED)	\$250.00	\$250.00
1-3 YEARS (PLATTED and UNPLATTED)	\$350.00	\$350.00
3-8 YEARS (PLATTED and UNPLATTED)	\$450.00	\$450.00
8-15 YEARS (PLATTED and UNPLATTED)	\$525.00	\$550.00
15 YEARS + (PLATTED and UNPLATTED)	\$625.00	\$650.00
SURFACE ABSTRACT CERT - FROM SOVEREIGNTY \$875.00		
SURFACE ABSTRACT - RECERTIFICATION \$875.00		
TITLE SERVICES		
Cash Closing Fee	\$300.00	
Secondary Closing Fee	\$400.00	
Non-Secondary Closing Fee	\$350.00	
15 Year Title Search	\$150.00	
Affidavit Preparation	\$100.00	
ALTA Endorsements	\$75.00/each	
Closing Protection Letter	\$100.00	
Courier Fee	\$25.00	
Deed Preparation	\$75.00	
Digital Abstract Courier/Handling	\$50.00	
Doc Prep (per side)	\$50.00	
Final Abstracting/Final Title Report	\$250.00	
Final Title Exam/Opinion	\$175.00	
Incoming Wire Fee	\$25/ per wire	
UCC Report	\$50.00	
Judgment Report/Tax Report	\$35/per report	
Labor for Research	\$100.00/per hour	
Outgoing Wire Fee	\$30/ per wire	
Overnight Shipping Fee	\$30.00	
Simultaneous Issue of Title Insurance	\$50.00	
Title Exam/Attorney's Opinion	\$350/per abstract	
Title Insurance Binder Fee	\$100.00	
Verbal Gap Check	\$50.00	
Written Gap Check	\$100.00	

21 Important Reasons why you should recommend OWNER'S TITLE INSURANCE
OWNER'S TITLE INSURANCE will protect the buyer against these hidden risks which would not be disclosed by even the most meticulous search of public records:
1. Forgery
2. Fraud in connection with the execution of documents
3. Undue influence on a grantor or executor
4. False personation by those purporting to be owners of the property
5. Incorrect represetnation of marital status of grantors
6. Undisclosed or missing heirs
7. Wills not properly probated
8. Mistaken interpretation of wills and trusts
9. Mental incompetence of grantors
10. Conveyance of a minor
11. Birth of heirs subsequent to the date of a will
12. Inadequate surveys
13. Incorrect legal description
14. Non-delivery of deeds
15. Unsatisfied claims not shown on the record
16. Deeds executed under expired or false powers of attorney
17. Confusion due to similar or identical names
18. Errors in official tax records
19. Incorrect indexing
20. Clerical errors in recording legal documents
21. Delivery of deeds after the death of grantor.

TITLE INSURANCE PREMIUM	
Insured Amount	Rate
0-\$40000	\$350.00
\$60,000.00	\$400.00
\$80,000.00	\$475.00
\$100,000.00	\$575.00
\$125,000.00	\$650.00
\$150,000.00	\$750.00
\$175,000.00	\$825.00
\$200,000.00	\$875.00
\$225,000.00	\$950.00
\$250,000.00	\$1,000.00
\$275,000.00	\$1,050.00
\$300,000.00	\$1,100.00
\$325,000.00	\$1,175.00
\$350,000.00	\$1,225.00
\$375,000.00	\$1,275.00
\$400,000.00	\$1,325.00
\$425,000.00	\$1,400.00
\$450,000.00	\$1,450.00
\$475,000.00	\$1,500.00
\$500,000.00	\$1,550.00
\$525,000.00	\$1,625.00
\$550,000.00	\$1,675.00
\$575,000.00	\$1,725.00
\$600,000.00	\$1,775.00
\$625,000.00	\$1,850.00
\$650,000.00	\$1,900.00
\$675,000.00	\$1,950.00
\$700,000.00	\$2,000.00
\$725,000.00	\$2,075.00
\$750,000.00	\$2,125.00
\$775,000.00	\$2,175.00
\$800,000.00	\$2,225.00
For Policies over \$800,000, call SCA TITLE- POTEAU for a Quote	
Please send new orders to the following-- orders@scatitle.com	

MORTGAGE TAX FEES	
Payable to the County Treasurer	
5 yrs. Or more.....	.10 per 100.00
4 yrs. & less than 5 yrs.....	.08 per 100.00
3 yrs. & less than 4 yrs.....	.06 per 100.00
2 yrs. & less than 3 yrs.....	.04 per 100.00
Less than 2 yrs.....	.02 per 100.00
Mortgage Tax Certification Fee.....	5.00

RECORDING FEES	
Payable to the County Clerk	
Documentary Stamp	\$.75 per \$500.00
Recording the first page of any document	18.00
Recording each additional page	2.00

*The Title Insurance Premiums quoted herein are <i>estimates only</i> . Title Insurance rates are not regulated by statute in Oklahoma and such may be negotiated. Our TITLE INSURANCE is written thru OLD REPUBLIC TITLE INSURANCE and AMERICAN EAGLE TITLE INSURANCE COMPANY
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Last updated 6/20/2025. Please confirm pricing if beyond 12 months of update.

<div> <div>Poteau Office</div> <div>2803 N. Broadway</div> <div>Poteau, OK 74953</div> <div>918.647.2222</div> <div>www.scatitle.com</div> <div>  </div> </div>
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MEET THE PEOPLE OF SCA TITLE- POTEAU		
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