

ABSTRACTING AS PUBLISHED WITH OAB		
TIME PERIOD	Continuation	Supplemental
Coming Soon		
TITLE SERVICES		
Closing Fee (Purchase)	\$150.00	Per Side
Closing Fee (Refinance)	\$250.00	
15 Year Title Search	Coming Soon	
Affidavit Preparation	\$100.00	
ALTA Endorsements	\$100.00	Each
Closing Protection Letter	\$100.00	
Courier Fee	\$50.00	
Deed Preparation - Walk In	\$75.00	
Digital Abstract Courier/Handling	\$25.00	
Doc Prep (per side)	\$75.00	
Final Abstracting	Coming Soon	
Final Title Exam/Opinion	\$175.00	
Final Title Report	Coming Soon	
Judgment/Tax/UCC Report	\$50.00	Per Report
Labor for Research	\$100.00	Per Hour
Overnight Shipping Fee	\$50.00	
Simultaneous Issue of Title Insurance	\$100.00	
Title Exam/Attorney's Opinion	\$350.00	Per Abstract
Title Insurance Binder Fee	\$50.00	
Verbal/Pre-Closing Gap Check	Coming Soon	
CertifID Closing Security Fee	\$50.00	
Wire Fee (per incoming/outgoing wire)	\$50.00	
Mobile Home Processing	\$150.00	
Written Gap Check	Coming Soon	
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 representation 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-\$40,000.00	\$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- TAHLEQUAH 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.....	10.00

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 *estimates only* . 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

Last updated 2/17/2026. Please confirm pricing if beyond 12 months of update.

Tahlequah Office

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scatitle.com



MEET THE PEOPLE OF SCA TITLE- SALLISAW		
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