

# OKLAHOMA ABSTRACTORS BOARD

## ABSTRACT FEE SCHEDULE – TIME BASED FILING

\*\*\* The Oklahoma Abstractors Board shall notify the applicant in writing of any action taken with regard to the requested fees within 60 days of submission. If no notice is provided regarding the submitted fees, they will be deemed to become effective on the 61<sup>st</sup> day following the day the application was submitted to the Board. Title 1 provides that all abstracting charges shall be separately stated and shall not be combined with title insurance, closing fees or examination charges on all invoices, statements, settlement statements and consumer estimates. If your company does not offer the particular product, type "N/A" in the appropriate area. Only type written schedules will be accepted.

### Check Appropriate Filing:

Annual Filing- No Change     
  Annual Filing-Amended Fees     
  Special Filing-Amended Fees

ABSTRACT COMPANY: Pioneer Abstract & Title Co. of Muskogee, Inc. COUNTY Muskogee

ADDRESS: 414 W. Broadway CITY: Muskogee ZIP: 74401

PHONE: 918 683-2904 FAX: 918 683-5984 E-MAIL ADDRESS: mluttrull@pioneerabstractmuskogee.com

CONTACT PERSON: Mark Luttrull REQUESTED EFFECTIVE DATE: 03/18/2020  
*(please allow 60 days to process)*

**This area to be used by the OAB Office:**

Date Received by OAB: 2-24-20 Reviewed by: Enf. Corn

Executive Director Initials: WJS Effective Date: 3-18-20

### TIME-BASED FILING

APPROVED

MAR 17 2020

OKLAHOMA ABSTRACTORS BOARD  
EXECUTIVE DIRECTOR

Board Approval Stamp

### I. UNIFORM ABSTRACT CERTIFICATION

A. SURFACE ABSTRACT CERTIFICATION - CONTINUATION						
Time Period:	Less Than a Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	Over 20 Years
Platted Cost:	250.00	300.00	500.00	600.00	700.00	750.00
Unplatted Cost:	250.00	400.00	600.00	700.00	800.00	850.00

B. SURFACE ABSTRACT CERTIFICATION - SUPPLEMENTAL						
Time Period:	Less Than a Year	1-5 Years	5-10 Years	10-15 Years	15-20 Years	Over 20 Years
Platted Cost:	250.00	300.00	500.00	600.00	700.00	750.00
Unplatted Cost:	250.00	400.00	600.00	700.00	800.00	850.00

C. SURFACE ABSTRACT CERTIFICATION – FROM SOVEREIGNTY						
Time Period:						
Platted Cost:	900.00					
Unplatted Cost:	1200.00					

D. SURFACE ABSTRACT - RECERTIFICATION						
Platted Cost:	900.00 to add property					
Unplatted Cost:	1200.00 to add property					

**II. MULTIPLE ABSTRACTS – NEW SUBDIVISION/NEW CONSTRUCTION**

Uniform Abstract Certificate:

# 1 abstracts: \$1200.00 # \_\_\_\_\_ abstracts: \_\_\_\_\_  
# \_\_\_\_\_ abstracts: 300.00 # \_\_\_\_\_ or more abstracts: \_\_\_\_\_

Conditions/Restrictions: When divide property is being sold by the developer, each abstract after the base will be \$300.00.

**III. MINERAL ABSTRACT CERTIFICATION**

**IV. FINAL CERTIFICATION ISSUANCE FOR TITLE INSURANCE**

Uniform Abstract Certificate: \$250.00  
Charge per page: 7.00  
Other fee: \_\_\_\_\_  
Conditions/Restrictions: \_\_\_\_\_

Abstract Extension or Supplemental (180 days or less): \$250.00  
Final Title Report for Issuance of Title Insurance: 100.00

**V. MULTIPLE TRACTS**

A. An abstract will be limited to no more than 640 contiguous acres.

B. A supplemental abstract will be limited to no more than 5 legal descriptions, unless in the same addition.

**RATES LISTED BELOW ARE NOT REGULATED BY THE OAB**  
**For Informational Purposes Only**

A. Uniform Commercial Code Certificate: \_\_\_\_\_  
Number of names checked: \_\_\_\_\_  
Price for each additional name: \_\_\_\_\_

F. Federal Court Certificate: \_\_\_\_\_  
Number of names checked: \_\_\_\_\_  
Price for each additional name: \_\_\_\_\_  
Federal District Searched: \_\_\_\_\_

B. Unmatured Special Assessments Certificate: \_\_\_\_\_

G. Other Special Certificates:  
Special Certificate: \_\_\_\_\_  
(Specify): \_\_\_\_\_  
Conditions/Restrictions: \_\_\_\_\_  
Additional pages: \_\_\_\_\_

C. Special Certificate:  
Buyer Name Certificate: \_\_\_\_\_  
Number of names checked: \_\_\_\_\_  
Price for each additional name: \_\_\_\_\_

D. Special Certificate:  
Judgments and Liens: \_\_\_\_\_  
Number of names checked: \_\_\_\_\_  
Price for each additional name: \_\_\_\_\_  
Additional pages: \_\_\_\_\_

Special Certificate: \_\_\_\_\_  
(Specify): \_\_\_\_\_  
Conditions/Restrictions: \_\_\_\_\_  
Additional pages: \_\_\_\_\_

E. Special Court Transcript Certificate: \_\_\_\_\_  
Additional pages: \_\_\_\_\_

Pioneer Abstract & Title Co. of Muskogee, Inc.

ABSTRACT COMPANY: \_\_\_\_\_ COUNTY Muskogee EFFECTIVE DATE 03/18/2020

## Natural Disaster Exception

Pioneer Abstract & Title Co. of Muskogee, Inc., will charge the following fees for abstracting for owner-occupied residences that are being sold or refinanced due to natural disasters.

Preliminary Abstracting	\$250.00
Final Abstracting	100.00
Final Title Report	25.00

For each exception, the abstractor shall reasonably determine by itself or from independent sources, that the owner-occupied home located on the real property has been materially or totally destroyed by such natural disaster to an extent that it caused the property owner to seek mortgage financing to repair the damage or replace the home and that abstracting is required by the owner's lender for such purposes.

The exception will also apply to any property owner(s) that elect to sell the real property to a third-party pursuant to a signed Real Estate Purchase Agreement.

The damage shall be documented by an affidavit, under oath, by the property owner and supported by a photo depicting the loss or damage to the property, a document from the owner's insurance company reflecting the loss. This exception will only apply to owner occupied homes at the time of the loss or damage.

Approved by the Oklahoma Abstractors Board, 06/18/2019, Effective 06/18/2019