

## Foreclosure Legal Fees

1. Draft and mail initial demand letter (notice of intent to accelerate) \$250
  
2. If loan is not brought current, our office will prepare and distribute the following documents: \$550
  - Acceleration Letter
  - Notice of Sale
  - Appointment of Substitute Trustee
  - Substitute Trustee's Deed
  
3. If the file proceeds to sale:
  - In Harris County \$100
  - Other Texas Counties \$150-200

Additional Fees: Actual filing fees, postage and a title report fees will be billed separately.

Hourly rate of \$285 will be charged for forbearance, reinstatement, or modification agreements, or a notice letter to the IRS for any federal tax liens.