

## **SETTLEMENT SERVICES**

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Whether you are buying a new home, refinancing or building your dream home, you must have a Real Estate Settlement. You do not need to use the title agency suggested by your bank or realtor. You have the right to choose the title company that will handle the Settlement.

In Pennsylvania, title insurance rates are regulated by the Commonwealth. Therefore, all title agencies should be charging basically the same rate. However, the title company may charge additional amounts above the title insurance premium for items such as closing/attorney fees, notary fees, overnight delivery fees, wire fees and fees to download and print the mortgage documents. If you use Hoffmeyer & Semmelman, LLP and their affiliated title company, York Abstracting Company, LLC, to handle your real estate closing, an attorney will attend the settlement at no additional cost to you.

In most cases you are referred to a title company by your bank or realtor. These title companies are not working for your best interests. They are working to protect the interests of the underwriting title insurance company. If you use Hoffmeyer & Semmelman, LLP, we are looking out for your best interests. William F. Hoffmeyer, Esquire, the Founder and Owner of York Abstracting Company, LLC, reviews all searches completed by the staff of York Abstracting Company, LLC, to determine if there are any problems or if there is "good" title. If Hoffmeyer & Semmelman, LLP is used to assist in your real estate transaction, we will take all the necessary steps to insure you have "good" title.

Also, if Hoffmeyer & Semmelman, LLP is used, an attorney will conduct the settlement. This attorney will be able to review the documents you are being requested to sign and explain the legal meaning behind the documents. If you are only using a title company, the staff attending the settlement typically are not attorneys and therefore cannot give you any legal advice with regard to the documents you need to sign to complete the Settlement. The staff of both Hoffmeyer & Semmelman, LLP and York Abstracting Company, LLC are dedicated to providing you with quality service.