

SmartCalc link on our website: Brielpc.com

Request USER account by entering your email address in “Try it as a Guest” side of the page and follow the prompts until you see the “Request User Account” button at the top right of the screen. Once Admin accepts the request, you will receive an email to complete the set up of your account. Only Users will be able to save Quotes/Net Sheets for future reference and editing, Guests cannot.

Enable Location YES, this will auto populate addresses found when you’re entering them.

Virginia property recording taxes

You will need the current year’s total tax assessed value for recording tax calculations.

Website links to some of the surrounding areas are on our website for assistance if needed.

Disclosure:

General rates and fees on Briel PC closings will populate/calculate when applicable sale price and/or loan amount (and tax assessed value for Virginia property) are entered.

However, your transaction may require additional documents/services in addition to standard closing fees, if a specific scenario fits the transaction. See the box below for some of these items. Contact our office if you have any questions.

If any of the below apply, click Edit in “**B/C. SERVICES YOU CANNOT/CAN SHOP FOR**” section and select the item, the fee will populate.

Admin / Processing Fee	=	Briel PC prepares Note and Deed of Trust (i.e. seller take back and private lender loans)
Attorney Fee	=	Foreclosure Outsale (i.e. Seller is a Bank/HUD/FNMA etc.)
Other Accommodation Deed	=	Briel PC prepares the DT or legal document for the lender
Title Examination	=	Title Certification – Attorney’s Title Opinion Letter (in lieu of Title Insurance being issued by our title company)
Deed Preparation	=	Deed of Gift, additional Deed in connection with a closing (i.e. adding someone on, or removing someone from, title)

Please Note: If a **Seller (or Borrower on a Refinance transaction)** has more than one payoff, the following fees will apply, **in addition to the amount already shown on quote/net sheet:**

Overnight fees	=	add \$25.00 each additional
Release services	=	add \$35.00 each additional

Seller Net Sheet Only

You must click the Edit “pencil” to the right of the “Other Seller Expenses” line to add Commission and any additional fees you want the quote to include, i.e. Inspections, Warranty, Seller paid closing cost credit, etc.

Move the “Owners Policy” amount to the buyer’s column by clicking the Edit ‘pencil’ and putting a ZERO (0) in the Seller column. (Unless the seller is paying this fee for the buyer - Not customary in Virginia or WV)