LANGSFORD
FUNERAL HOME, INC.

115 SW 3rd Street, Lee's Summit, Mo. 64063 (816) 524-3700

General Price List

These prices on this General Price List are current and effective July 1, 2026. Prices and services are subject to change without notice. All services, merchandise and any cash advancements are due and payable at the time of making the arrangements.

The goods and services listed here are those we can provide to our customers. You may choose only the items you desire. However, any funeral or cremation arrangement that you select will include a charge for our Professional Service. If for legal or other reasons you are required to purchase any items you did not specifically ask for, the reason will be explained in writing on the Statement of Goods and Services.

For 92 years Langsford Funeral Home has served the families of Lee's Summit, Eastern Jackson County, and Northern Cass County with their burial, cremation or transfer of loved ones to the appropriate place of disposition anywhere in the world.

Since the beginning in 1934, we have always operated and served with three basic beliefs. First is beauty. Beauty in the services we conduct and the facilities we conduct them in. Langsford Funeral Home is the most beautiful funeral home in the Kansas City area. We can accommodate large groups while maintaining an atmosphere of beauty and comfort.

Second is sincerity in our desire to provide the families we serve with the best memorial services that reflects the life of their loved ones. It is our family's desire to provide the finest services that we possibly can to your family. We understand that needs and abilities may vary. We are here to help, please let us know if there is anything that we can do to help.

Dignity is our third. Dignity in our care and respect for those we work with. In the 90+ years of service, we have encountered many situations and dynamics that go into making a service what it will be. Rest assured that our directors can navigate the most difficult of situations. These core values have built the tradition and reputation that assure you that when you choose Langsford Funeral Home, you have chosen the finest in facilities, compassionate care, available merchandise, and attention to detail to honor and celebrate a life well lived.

Service of Funeral Director **$2,990.00**

This fee is for our basic services and overhead. It will be added to the total cost of the funeral arrangements you select. This fee is already included in our Direct Cremation and Receiving of or Forwarding of Remains.

Our Professional Service charge includes but is not limited to:

Langsford Funeral Home Staff is available and on call 24 hours a day, 7 days a week to process the initial request for service. Our staff will answer your call anytime. We do not use answering services or other 3rd party agencies to screen your calls. This fee includes safe, sanitary care and basic shelter for the deceased; the consultation with family to arrange the desired services; preparation; arranging services; and filing of all necessary documentation (Death Certificates, Social Security notification, US Military Honors or benefits associated with the veteran or spouse passing or cemetery benefits). Coordination with outside parties before, during, and after the services as needed prior to the service. These may include cemetery staff, crematory operator, church staff, clergy, florists, bagpiper, monument engravers/installers, musicians, livery services, outsourced printing services, hairdressers/cosmetologist. **Most outside vendors will have their own charges for their goods and/or services and will be in addition to ours.** Our staff will also prepare the rooms for the services and arrange flowers, pictures, memorial folders, guest book, donation signage, and other items brought by the family.

After services at Langsford Funeral Home are completed, our staff will break down the left-over décor (flowers, pictures, other memorabilia) and condense it to our flower storage area. We are happy to deliver those items back to the family when schedule allows, or the family can come back at their convenience. If it helps for us to come to you and retrieve items, please let us know.

Our staff will accept deliveries for funeral or memorial services held at Langsford Funeral Home. We will also receive family flowers from outside florists that are to be transferred to another service location when Langsford Funeral Home is providing services at the location.

If we are not involved in the funeral, memorial service, or other public gathering at an off-site venue, all floral deliveries should be sent directly to the hosting facility.

Preparation of Remains

Embalming $1,495.00

*Except in certain special cases, embalming is not required by law. Embalming may be necessary however if you select certain funeral arrangements, such as a funeral with a viewing. If you do not want Embalming performed, you usually have the right to choose an arrangement such as direct cremation, or immediate burial within the state that does not require you to pay for Embalming services.

Aside from traditional embalming practices, our embalming process always includes the following: Bathing of the body, hair washing, dressing of the deceased, providing any necessary undergarments due to autopsy or organ donation, dressing of the body in the clothing provided by the family, any required cosmetics, hair styling. Placement of the body into casket or burial receptacle as well as placement of any personal effects that should be placed with the body.

*If family requests hair being cut an outside stylist will be brought in to perform service, their charge will be in addition to our embalming fee. We will do a basic trimming, but we do not provide full haircuts.

Clothing should not be lowcut, no plunging neck lines, no sheer tops unless a solid top is underneath. We always try to accommodate the families desires for the clothing, but some items absolutely will not work after embalming, organ donation or an autopsy has been performed. If a particular item is not covering properly, we will ask family for another option to be provided.

We would appreciate all clothing items be provided for your loved one, including an under shirt, underwear, socks, pants and shirt. If under garments aren't available, we will provide them at the time your loved one is being prepared. Shoes are optional, if they are provided and can be put on, they will be placed on or with your loved one.

Special Care for Autopsy/Donation $200.00

If Autopsy or a skin and/or bone donation has been performed by county authorities, organ/tissue banks or a private facility hired by a family, we will require 2 days for the embalming process to be completed. ***No services will be scheduled for at least 3 days after we receive the body into our care.**

Dressing un-embalmed remains $300.00

Refrigeration per calendar day $100.00

This will apply when a lack of decision making or disagreement within the family prevents arrangements from proceeding. Cremation Packages include 3 calendar days in storage.

Our Facility and Additional Staff

The charges listed below are for the use of our facility or for our staff and equipment to be utilized at another facility. The use of Langsford Funeral Home facility includes the use of the following: additional staff to greet and serve the guests attending the service, also assist clergy, musicians, speakers, pallbearers. We provide flower stands, premier church trucks for the casket, picture easels (small to large), display tables with coverings, a video screen for a slide show, and basic coffee and water service.

Visitation only **$790.00**

For a 2-hour window advertised for public attendance, additional time will be $250.00 per hour. Visitations will be held in our state room, not the chapel. No podium, microphone or musical equipment other than light background music.

Visitation and Funeral/Memorial Service held together on the same calendar day at Langsford Funeral Home or Other Facility **$1490.00**

If no visitation is advertised, $1,490 will still apply based on the time the family will gather prior to service being performed and guests coming to greet family prior to services. Only graveside or direct burial arrangements will avoid this set of charges.

Funeral Service at Funeral Home or other facility with Visitation held the night before service. **$1,690.00**

This fee applies when visitation and service are held over 2 calendar days. Services held off premises may require a hearse to bring the deceased back to the funeral home after visitation ends. Consult with the hosting facility to confirm if deceased must return to Funeral Home at end of Visitation.

Catered meal for up to 40 **$1490.00**

This will include a room at the funeral home that will accommodate up to 40 people, catered meal with place settings, table coverings, center pieces and light beverages included. **No alcohol, wine or food prepared by family/friends outside a catering facility may be brought in. Consult your director about current menu and availability of catering partner *Any gratuities required by catering company will be in addition to the fee above.**

Weekend/Overtime

Funeral Director on Saturday **$500.00**

Funeral Director on Sunday or Observed Holiday **$995.00**

Some Churches or event spaces have their own set of charges. If so, their charges will be in addition to ours. Consult your director or facility of choice for details.

Vault Company Saturday **$400.00**

Vault Company will provide the lowering device for casket/vault and the cemetery tent with chairs. Some cemeteries provide these items with their grave opening fees

Vault Company Sunday **$750.00**

Cemetery Equipment

Lowering Device **$475.00**

A Lowering Device is used to lower a vault and/or casket into a grave

Cemetery Tent and 6 chairs **$650.00**

While a Cemetery Tent is optional, we strongly recommend the use of a tent. Aside from making the grave highly visible upon entering a cemetery, it will provide basic shelter for the committal service at the cemetery. If cold high winds or blowing rain is present at the time of the burial, we will add curtains to the side of the tent for no additional charge. Some cemeteries include a tent and chairs when they open a grave. Consult your funeral director if your cemetery of choice provides the tent, or if it must be brought in.

Grave Opening for Burial Vault and/or Casket **$1250.00**

The above grave opening price is for Langsford Funeral Home contractor only. If your cemetery of choice offers grave opening services, their contractor will handle the opening/closing for cemetery.

Grave Opening for Urn/ Urn Vault **$550.00**

Double Deep Grave Opening ADD: **$300.00**

Saturday Burials ADD: **$400.00**

Sunday Burials ADD: **$1000.00**

***Many smaller or independent cemeteries are unstaffed and require the funeral home to arrange the Grave Opening/Closing or collect the funds for the cemetery. If we collect funds or arrange a Grave Opening, these fees will apply. If your cemetery fees exceed the listed costs, the additional fees will be added to your invoice as a cash advancement.**

***If your cemetery of choice requires verification of the property in person by the family or if paperwork is to be completed at the cemetery at the time of death, the family will present required funds to said cemetery at that time.**

***Under no circumstances will Langsford Funeral Home purchase cemetery property on behalf of a family. The arranger must select the designated spot in cemetery and pay all associated fees at time of purchase (grave space, grave opening, grave flagging, perpetual care fee, etc).**

Automotive Equipment

Transportation outside of the Kanas City Metro area will be charged at a rate of $3.00 per loaded mile after traveling a distance of more than 25 miles from Langsford Funeral Home. All fleet or 3rd party vehicles apply. Additional time rates do not apply to Langsford Fleet Vehicles

First Call/Removal of Remains- Available 24/7, 365 days a year to take loved ones in our care **$500.00**

Langsford Funeral Home Fleet Vehicles Include:

Fully restored 1972 Cadillac Hearse. **$500.00**

Cadillac Escalade Hearse/Service Car **$500.00**

For Burials/service outside the Kansas City Area, this funeral car will be used unless a hearse is specified. This vehicle may also be used as a pallbearer or family transport vehicle

Trip to KCI or Union Station KC **$500.00**

New Hearses and Limo's are rented from a livery service on an at-need basis. The prices listed below for "New Body Style" vehicles include up to 25 miles usage from service location, and 3 hours of time. Additional mileage of $3.00 per mile after the first 25 miles or time rental over 3 hours will be billed at $50.00 per hour

Current/Modern Hearse*Vehicle at service may vary **$750.00**

Current/Modern Limousine **$750.00**

Funeral Limousines will hold 6-7 family members or pallbearers comfortably. Walkers/Wheelchairs can fit into the trunk of the car. Any car seats or booster seats for small children are the responsibility of the parent/Guardian.

Merchandise

Caskets (A complete list is available at the Funeral Home) **$1,990.00 - $15,990.00**

Rental Casket (Cremation Container Included) $**1190.00**

Outer Burial Container/Burial Vault (Casket Size) **$1,790.00 - $7,290.00**

Outer Burial Container/Burial Vault (Urn Size) **$325.00 - $525.00**

Marble Urn/Vault Combination **$500.00**
Different color options available, ask your director for available inventory

Temporary Grave Marker (For marking a grave when no permanent headstone is present) **$125.00**

Air Tray **$395.00**
*An Air Tray is used for shipping caskets or human remains via air or rail transport

Crucifix **$25.00**
*A Crucifix will be placed in the head panel or on top of casket during funeral mass and presented to family at the cemetery

Urns (A complete list is available) **$60.00 – $2,062.00**

Scattering Tubes These are used to scatter cremains in a dignified manner **$45.00**

Military Medallions can be added to casket or urn to specify branch of military service **$45.00**

Paper Goods-Stock Folders **$250.00**
A Stock Paper package will consist of 100 printed single page Memorial Folders\Prayer Cards, A Guest Book, and Thank you cards for after the service.

Paper Goods-Picture Folders **$350.00**
A Picture Folder package will consist of 100 printed single page Memorial Folders\Prayer Cards with a picture on the cover or front, *A Guest Book, and Thank you cards for after the service.*

Custom Package Layout **$295.00**
This is for the layout and design of a custom service bulletin that consists of multiple pictures, multiple pages, specific types of paper, or custom sized. This is for the design only. The cost of the actual folder will be based upon approved order from outside printer

Floral Arrangements **Cost set with order**
We are proud to have a florist on staff to accommodate all your floral needs. Standard casket sprays for open caskets will start at $700.00 and go up depending on desired flowers, availability, and size of spray. Closed casket sprays start at $900.00 due to size. Cremation arrangements are designed with the family. Cost will be determined at time of order.

Cremation Packaging Without Body Present

Direct Cremation-with services of Funeral Director or out of area Cremation services.

(No Viewing prior to cremation included) **$2,990.00**

Direct Cremation includes Staff available 24/7 to receive the call for service, the removal of remains from place of death or any other facility in the Kanas City metro area, transportation to the crematory (within 25 miles), refrigeration of remains until required paperwork is completed to proceed with cremation process. We secure all required consent forms, permits, death certificates, we also perform electronic and paper Social Security notification. This package includes the container for the deceased to be cremated in, and a simple wooden urn if no other selection is made. ***This package includes full Professional Services of Funeral Director as needed to arrange memorial service or write a pre-arrangement policy/contract.*** At a minimum, *we will contact, coordinate and cash advance all required parties involved with memorial services. (Clergy, Military, Cemetery, Livery Service, Musicians, etc). We also publish a full obituary with your loved one's picture on our website, assist with insurance claims, veterans benefits, or other organizational notification/claims.*

Private Viewing Prior to Cremation (Not open to public) **$1,490.00**

This is for a private family viewing of a deceased, up to 10 people, at the funeral home during business hours only. Monday – Friday between 8:00 AM and 4:00 PM. This will include embalming of the deceased, full preparation of the deceased, use of rental casket with an upgraded cremation container included (rental casket interior is the cremation container vs a cremation pouch that is used on non-viewing cremation packages), use of state room for 1 hour, transportation to crematory after viewing. Weekend viewings will be based upon Funeral Director and facility availability. Weekend overtime rates will be added if a viewing is scheduled on a weekend. ****This package will only be charged in conjunction with the Cremation packages. Viewing prior to cremation that is open to the public will be treated and billed as a public visitation/funeral service. The agreed upon time between family and funeral home will not be posted by family or Funeral Home on any online notices, webpages, face book accounts, shared with florists or given out over the phone. Family shall not post or share times with anyone outside their immediate family. This is a private event for immediate family only.***

Cremation Packaging With Body Present

Pricing below reflects standard, during the week service. Additional Charges may apply for services on weekends/holidays, floral sprays, if service location is over 25 miles from funeral home, livery services, gratuities.

For services off premises, a service vehicle or hearse will be added to transport the casket and memorial items to the place where services will be held.

Sales tax will be added for use of rental casket/cremation container, urn, and paper goods.

Public Visitation/Viewing Followed by Cremation $9265.00

Full service of Funeral Director and Staff. Staff available 24/7 for the initial call for service, removal of remains within a 25 mile radius of Funeral Home, embalming and full preparation of deceased, use of our staff to set up/arrangement of personal items (pics, mementos, flowers, etc.), staff will assist with audio and video systems. Use of the state room for up to 2 hour public visitation time. Guest register, standard memorial package, printed memorial contribution signage, the use of a solid oak (made in USA) rental casket, upgraded cremation container, a wooden urn for cremains when returned to family, transportation to crematory after services and the cremation process. Our staff will also collect any personal items left in the chapel/state rooms at the Funeral Home after services are completed, we will condense the personal items and deliver them to the next of kin/arrangers residence after services are complete. Scheduling and availability will be discussed at the time of service.

Public Visitation and Funeral/Mass followed by Cremation $9965.00

Full service of Funeral Director and Staff. Staff available 24/7 for the initial call for service, removal of remains within a 25 mile radius of Funeral Home, Embalming and full preparation of deceased, use of our staff to set up/arrangement of personal items (pics, mementos, flowers, etc.), staff will assist with audio and video systems. Use of Chapel for up to 2 hour public visitation time followed by a formal service. Guest register, standard memorial package, printed memorial contribution signage, the use of a solid oak (made in USA) rental casket, upgraded cremation container, a wooden urn for cremains when returned to family, transportation to crematory after services and the cremation process. Our staff will also collect any personal items left in the chapel/state rooms at the Funeral Home after services are completed, we will condense the personal items and deliver them to the next of kin/arrangers residence after services are complete. Scheduling and availability will be discussed at the time of service.

Every attempt will be made to have the cremation process follow the Funeral/Mass either the same day or the following morning. We cannot guarantee an immediate cremation process following the service. Doctor's not signing death certificates in a timely fashion or crematory workload may affect the scheduling of the cremation process. If a fast turnaround (for burial as an example) is required, let us know and we will work every avenue available to perform in the allowed time frame.

Other Services

Graveside Service/Direct Burial only $2,990.00

This includes our professional services to arrange, schedule, coordinate and perform a direct burial or graveside service. Any embalming, facilities, vehicles or merchandise will be additional.

Anatomical Donation/Whole body donation $1,390.00

Anatomical or Body Donation is usually started prior to passing away. When someone passes away, their body condition will determine if they are still eligible at the time of death to donate their body to science. If they are accepted, the Funeral Home will transport the deceased to the place of donation, file any necessary notices, permits, social security notification and death certificate. If the Deceased does NOT qualify for donation at the time of death, the family must make other arrangements for either cremation or burial.

Forwarding Remains to another Funeral Home/Mortuary $2,990.00

Forwarding Remains includes the use of a service vehicle for removal of remains at time of death, embalming, temporary shelter of remains, shipping container, filing necessary notices, authorizations, consents and service of funeral director related to shipping remains.

Receiving Remains from another Funeral Home/Mortuary $2,990.00

When we receive remains from another service provider, our basic service fee will apply. It does not include facilities, automotive equipment, caskets, etc.

Date of Death Engraving $500.00

We can add dates of death on to granite head stones in cemeteries. This amount covers a standard date engraving. For additional engravings, consult your director for an estimate. Bronze Death Tabs will be based on size of plaque and manufacturer. A proof with cost will be presented and must be signed (approved) prior to order beginning. A safe starting point for Bronze Death Date Tabs is approx. $750.00

Shipping of Cremains $250.00

Cremains will be shipped through USPS and must be signed for on the receiving end. Our fee includes the box to ship the cremains/Urn, packing and shipping with in the lower 48 states. International, Hawaii and Alaska may incur additional rates. Consult your funeral director for assistance with your specific location. Some Cemeteries will have requirements for cremains to be interred in their location, we are happy to assist in making sure those requirements are met when the Urn arrives at the destination.

Cremation following service/mass $1,490.00

This is the itemized price for a cremation in the cremation packaging.

Common 3rd Party Charges

Below are some common outside charges that may be added to your Statement of Goods and Services provided at the time of arrangement. These are not the only possibilities, but a common list. There may be additional cash advances added after the initial contract has been signed as the date of service approaches. In that case we will send an additional billing to the contract signers address explaining the additional charges. No Charges will be charged without your knowledge and explanation of the cost by your Funeral Director.

Certified Death Certificates- The State where the death occurred will be that State that issues the Certified Death Certificates. The State of Missouri charges $14 for the 1st copy, and $11 for each after in the same order. The State of Kansas charges $20 for each copy. We are happy to assist you in obtaining more certified copies if enough aren't ordered at the arrangement consultation. 10 copies is a very common starting point.

Clergy- $150.00 is a common stipend for clergy performing service in the area. If they are traveling distance, we will discuss what would be an appropriate amount to give during the arrangement consultation. If services are held at a church, the church may have a schedule of recommended amounts to give different staff members helping with the service.

Musicians- $75 is a common gift for singers and musicians. If services are held at a church, the church may have a schedule of recommended amounts to give different staff members helping with the service.

Obituary Notices- LangsfordFuneralHome.com is a complimentary service that we provide as well as a Facebook listing that families can share. Obituary notices costs vary by the newspaper that it is submitted to. Kansas City Star starts approximately $250.00 for an obituary listing service time and location only. The price will increase as the obituary grows. We ask that the family take some time in writing the obituary and email it to the funeral home, we will add it to the tribute page on our website. If a picture is available, we would like to add that also. There is a virtual guestbook on the website that friends and family can share memories and condolences on.

Sales Tax- The current Sales Tax rate for Downtown Lee's Summit is 9.475%. This rate will be added to the cost of any tangible merchandise that is sold to a customer. Casket, Rental Casket (due to insert coming out for cremation), Paper Goods, Keepsakes, Urns, Urn Vaults that are taken away from the funeral home by the customer are all taxable. Items that are not taxable are burial vaults that are taken to the cemetery by the funeral home, headstones, any cash advancement that involves merchandise will have sales tax figured into the cost.