



**STEWART TITLE & TRUST
OF TUCSON
3939 EAST BROADWAY
TUCSON, AZ 85711**

SCHEDULE OF ESCROW RATES

SCHEDULE OF ESCROW SERVICES

AND

MANUAL OF CLASSIFICATIONS

PIMA COUNTY, ARIZONA

A. DEFINITION OF ESCROW

Escrow means any transaction wherein any property, money, written instrument or evidence of title or possession to real or personal property or other thing of value is delivered to a grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor or a designated agent or employee of any of them. Delivery may be with or without transfer of legal or equitable title, or both, and irrespective of whether a debtor/creditor relationship is created. The transfer to a person not otherwise having any right, title or interest therein in connection with the sale, transfer, encumbrance or lease of real or personal property shall occur upon the delivery or redelivery to that person upon the contingent happening or non-happening of a specified event or performance or non-performance of a prescribed act, pursuant to mutually agreeable instructions to a neutral third party.

B. COMPUTATION FROM BASIC RATE

1. Basic rate for Sections 801 through 804, inclusive, shall refer to the rate schedule in effect at the time the escrow is opened or closed whichever is less.
2. The rates shall always be applied on fair value as defined in "D" below, except for any rate set forth as a specified dollar amount.
3. Whenever percentages of the basic escrow rate are used herein, the charge arrived at from the use of the percentage shall be rounded up to the nearest dollar.

C. EMPLOYEE RATES

No charge shall be assessed to an employee of any title insurer or any title insurance agent (including employees on approved retirement) for escrow services performed in connection with the financing, re-financing, sale or purchase of the employee's bona fide home property. Such rates are authorized only in connection with those costs, which the employee would be obligated to pay by established custom, as a party to the transaction.

D. FAIR VALUE

The fair value shall be construed as the full value of the property, including the encumbrances. Where a sale is not involved, the fair value shall be determined from all available information, i.e., amount of encumbrances, assessed value, etc. In no event shall it be less than the sum of the unpaid principal balances of the mortgages and/or contracts to which the property is subject.

E. MINIMUM CHARGES AND SPECIAL RATES

The charges set forth herein are minimum charges. Additional charges will be made when unusual conditions are encountered in the escrow.

F. RATES AND CHARGES IN EFFECT PRIOR TO FILING

All rates contained herein become effective when approved by The State Banking Department or by operation of law.

G. SEPARATE SALE OR EXCHANGES (DIFFERENT OWNERS)

Basic charge applicable (Section 801) plus a \$100 exchange fee on each separate sale, seller or exchanger involved.

H. TRANSFER OF UNDIVIDED INTEREST (WHEN SOLD SEPARATELY FROM REMAINING INTEREST)

Basic charge applicable (Section 801) based upon the purchase price of the fair value thereof, whichever is the higher, for the interest transferred.

I. SPECIAL SERVICES

Additional charges will be made when unusual conditions are encountered or when special services are required in the escrow. These special services can be defined as preparation of seller carryback documents, private lender documents, special power of attorney documents, payment of credit card debt in a refinance transaction, etc.

Escrow services may be required in some instances and under certain conditions for which no rating structure has been specifically provided.

The charges for special services shall not exceed twice the Basic Escrow Rate, with a minimum of \$175.00 per escrow transaction.

J. GOVERNMENTAL CONTRACTS

The Company may enter into separate contracts with federal, state, or local governmental agencies or their contractors for escrow services. This may also include agencies offering special programs to first time homebuyers. Rates and fees will be based upon the volume of transactions and responsibilities and duties to be performed. Fees may range from the Basic Rate to 65% of the Basic Rate.

K. MINIMUM ESCROW FEE

Where all discounts and rates apply, the minimum escrow fee shall not be less than \$295.00.

EXPLANATION OF CHARGES

801 BASIC CHARGE (SALE)

801 Summary Account

1. The charge of 100% of the Basic Escrow Rate shall be based upon the fair value of the property in escrow. If additional charges are applicable, all such additional charges shall be added to the basic rate applicable. The Minimum Rate shall be \$395 unless otherwise designated herein
2. When an interest-bearing escrow account is request, pursuant to A.R.S. 6-834-D, a charge of \$50.00 will be made in addition to the Basic Escrow Rate.

802 BASIC CHARGE (LOAN)

802 Summary Account

1. If no transfer of title is involved:
100% of the Basic Escrow Rate
2. If concurrent with sale escrow for the full value of the land and improvement, no code required, charge included in Code 801:
\$125.00 additional
3. The following charges are for construction loans where the Lender requests additional services such as obtaining lien waivers, architectural approval:
One half of 1% of amount of loan (disbursed pursuant to such additional request for services)
4. A charge of \$50.00 may be made in the event of a VA refinance transaction wherein the lender is required to pay the escrow fee.
5. Since escrow functions for refinance transactions vary widely from lender to the lender, the escrow fee shall be based upon the responsibilities and duties to be performed by the Escrow Agent. Rates may increase in increments of \$25.00 up to the Basic Escrow Rate, as additional duties and responsibilities are to be performed.
6. For High Volume Lenders with an anticipated closing of 100 monthly, the refinance rate shall be \$325 (plus recording fee as noted in 815 subsection 5.

803 BASIC CHARGE (LEASEHOLD)

803 Summary Account

1. The Leasehold Escrow Rate shall be 100% of the Basic Escrow Rate based upon the fair value of the property leased or the total amount of the lease payments, whichever is less.
2. When an interest bearing escrow account is request, pursuant to A.R.S. 6-834-D, a charge of \$50.00 will be made in addition to the Basic Escrow Rate

804 BASIC CHARGE (SUBDIVIDER, BUILDER, DEVELOPER, COMMERCIAL)

804 Summary Account

1. Subdivider, Builder, Developer

This rate is available to a subdivider, builder, or developer customarily engaged in such business. (This rate should be applicable only to those rates available under Section 801-1, 802-1 & 2 and 803-1) This rate is also available to all licensed Real Estate Brokers and Agents in the sale or purchase of their personal residence.

- | | |
|----------------------|-----------------------|
| 1. 1-30 units | 65% of the Basic Rate |
| 2. 31-70 units | 60% of the Basic Rate |
| 3. 71-200 units | 55% of the Basic Rate |
| 4. 200 or more units | 50% of the Basic Rate |

Excluding those subdivisions in process at the date of this filing.

2. When an interest bearing escrow account is requested, pursuant to A.R.S. 6-834-D, a charge of \$50.00 will be made in addition to the Basic Escrow Rate.
3. The Commercial and Investor Rate is available to investors and commercial developers customarily engaged in such business:

Charge: 65% of the Basic Escrow Rate

On any transaction of One Million Dollars and over, escrow fees shall be charged, based upon the Basic Escrow Rate, or upon a mutually agreeable amount negotiated with the parties involved, not to exceed twice the Basic Escrow Rate.

805 CORPORATE EMPLOYEE RELOCATION RATE

805 Summary Account

1. Rates under this section shall apply to transactions insuring the purchase and resale of a home or an employee transferred by a corporation or a government entity from one area to another. The escrow fee shall be 65% of the Basic Escrow Rate.
2. For High Volume Relocation Companies, the rate shall be \$600 inclusive of miscellaneous fees.

806 SUB-ESCROW SERVICE

This type of escrow service includes, but is not limited to, such services as (1) the receipt of funds and written instructions from a primary holder of an escrow and from a lender whose loan is to be insured, (2) the disbursement of such funds for the elimination of matters affecting title, and (3) The above list, although not exhaustive, is illustrative of such factors needed in determining the service to be provided and the charges therein. The maximum escrow fee for sub-escrow services shall not exceed 75% of the basic escrow rate as determined by the amount involved in the sub-escrow transaction.

The minimum escrow fee shall be \$150.00

807 LOAN ESCROW FEE

This service is available for the purpose of refinancing a loan where the borrower and the property are the same as those under a previous loan or placing a new loan. This rate is applicable to residential properties only \$1,500,000.00 or less.

The escrow fee shall be 325.00

808 OVERNIGHT MAIL FEE

In the absence of an exact billing at the time of closing, the following Overnight Mail Fee shall apply:

Overnight letter or Pak 30.00 Domestic; Actual Charges quoted by Overnight carrier for International

809 REPLACEMENT OR LOST CHECK

Any check, which must be reissued by Escrow Agent as a replacement for a lost or stale dated check, will be subject to a fee of 15.00

810 DORMANT ACCOUNTS

All escrows shall be subject to a \$200.00 annual dormant account fee which shall be assessed in the event of no activity or unresolved conflict between the principals.

811 TRACKING SERVICE CHARGE

A fee of \$25.00 may be charged for each item tracked but not reflected by Section 812 below.

812 RELEASE/RECONVEYANCE CHARGE

Release/Reconveyance and recording charge of \$85.00 may be charged in all instances where it is necessary, in the administration of an escrow involving residential real property, to pay in full a secured obligation and to obtain/record a release and reconveyance of a deed of trust, a satisfaction of a realty mortgage, or a payoff deed of an agreement for sale, with certain exceptions. This charge shall not apply to escrow transactions wherein the cost of obtaining the release is already known, the party requiring the release is either a builder, subdivider, developer or contractor, or to a loan refinance wherein the lender has agreed to pay all or a portion of the escrow and/or title insurance fees and premiums associated with the transaction.

813 WIRE TRANSFER FEE

Any funds remitted or received by wire transfer, whether for a payoff of a mortgage loan, receipt of loan funds or the disbursement of seller proceeds:

Outgoing wire: \$25.00

Incoming wire: \$ \$25.00

814 E-MAIL/FAX DOCUMENTS CHARGE

A fee of \$ \$ 55.00 will be charged for the receipt of loan documents from an institutional lender via e-mail or via facsimile.

815 MISCELLANEOUS

815 Summary Account

1. This rate applies to bulk and any other escrow not specifically set forth herein. because of the wide variation of services required and liabilities assumed, it is impractical to establish other than the Basic Rate and there may be a charge above the Basic Escrow Rate commensurate with the services provided and liabilities assumed.

2. This rate applies as an additional charge in transactions wherein escrow is required to establish a construction draw account.

3. An inspection and/or draw fee of \$25.00 per draw request shall be charged.

The minimum escrow fee shall be \$250.00**

**can be increased based upon services rendered; itemized and documented

4. Courier Fee

A fee of \$ \$25.00 will be charged for courier services used to deliver documents during the course of an escrow transaction

5. **Intentionally Deleted**

6. **Intentionally Deleted**

816 SENIOR CITIZENS

Escrow customers sixty (60) years of age and older shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow wherein they are a principal (i.e. buyer or seller.)

817 NATIONAL EDUCATION ASSOCIATION MEMBERSHIP

A member of the National Education Association shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow transaction wherein they are a principal.

818 FIRST RESPONDERS/MILITARY

Individuals who are those employed as first responders (emergency personnel, etc) as well as those currently serving in the military (Army, Navy, Marines, etc.) shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow transaction wherein they are a principal.

819 PROCESSING FEE

If any of the following services are provided, the Escrow Processing Fee shall be charged pursuant to the applicable transaction type below:

Overnight Mail Fee(s), Courier Fee(s), Tracking Service Fee, Release/Reconveyance Charge, Wire Transfer Fee(s), Email/Fax Document Charge; Notary Signing Fee (for In-Area notaries only).

- \$340.00 – shall be charged for a Sale transaction with one or more loans;
- \$200.00 – shall be charged for all cash transactions with one or more payoffs;
- \$150.00 – shall be charged for all cash transactions with no payoffs

Basic Escrow Rate Schedule

1.	From \$1.00 to \$50,000.00	\$575.00
2.	From \$50,001 to \$75,000.00	\$616.00
3.	From \$75,001.00 to \$100,000.00	\$671.00
4.	From \$100,001.00 to \$125,000.00	\$698.00
5.	From \$125,001.00 to \$150,000.00	\$726.00
6.	From \$150,001 to \$175,000.00	\$736.00
7.	From \$175,001.00 to \$200,000.00	\$775.00
8.	From \$200,001.00 to \$250,000.00	\$841.00
9.	From \$250,001.00 to \$300,000.00	\$907.00
10.	From \$300,001.00 to \$500,000.00	\$1039.00
11.	From \$500,001.00 to \$1,000,000 plus \$110 per \$100,000.00 or fraction thereof in excess of \$500,000.00	\$1039.00
12.	From \$1,000,001.00 to \$3,000,000.00 plus \$550.00 per million or fraction thereof in excess of \$1,000,000.00	\$1141.00
13.	From \$3,000,001.00 to \$10,000,000.00 plus \$375.00 per million or fraction thereof in excess of \$3,000,000.00	\$2578.00
14.	Over \$10,000,000.00 plus \$325.00 per million or fraction thereof in excess of \$10,000,001.00	\$5933.00

(9)

Revised 8/2000

Revised 12/2000

Revised 10/2001, 12/2002, 4/2003, 11/06, 3/08, 11/13, 11/15, 1/22

819 BUSINESS AND PERSONAL PROPERTY

<u>Sales Price</u>	<u>Fee</u>
\$1.00 to \$50,000	\$828.00
\$50,001 to \$75,000	\$966.00
\$75,001 to \$150,000	\$1104.00
\$150,001 to \$200,000	\$1190.00
\$200,001 to \$300,000	\$1322.00
\$300,001 to \$400,000	\$1455.00
\$400,001 to \$500,000	\$1587.00
\$500,001 to \$1,000,000 thereof in excess of \$500,000	\$1587.00 plus \$130.00 per \$100,000 or fraction
\$1,000,001 to \$3,000,000	\$1587.00 plus \$600.00 per million or fraction thereof in excess of \$1,000,000
\$3,000,001 to \$10,000,000	\$3150.00 plus \$600.00 per million or fraction thereof in excess of \$3,000,000
Over \$10,000,000	\$7250.00 plus \$600.00 per million or fraction thereof in excess of \$10,000,000

820 UCC SEARCH FEES

Per name searched:

Secretary of State	\$40.00
Pima County	\$40.00
Outside Pima County	\$40.00 + Cost
Document fee per page	\$1.00

Note: Spouses name included at no additional charge.

821 Short Sale Transaction Fee

A short sale is defined as the sale of real property in which the sale proceeds are short of the balance owned by the seller to the existing lienholder(s) and the existing lienholder(s) agree to accept less than the full payoff amount as payment in full. \$500.00

This charge is in addition to the Basic Escrow Rate and does not include the Basic Escrow Rate and or any discounts associated with said rate.

822 Rush Escrow Fee

There shall be an additional fee of \$200 charged on any transaction that is processed within A three business day period at the request of the customer.

823 COMPETITOR RATE

We may choose to match a written escrow fee quote from a competing escrow and/or title company, provided that:

- Said competing rate must be filed with the Arizona Department of Financial Institutions;
- Copy of said quote must be retained in escrow file;
- Issuance of this matching rate must be approved by Escrow Administration.

824 NEGOTIATED RATE

Under certain circumstances we reserve the right to negotiate fees. Any such negotiated rate agreement must be approved in writing by management and signed by all parties to which the negotiated rate applies. A copy of said agreement is to be placed in each escrow file for which the rate applies.

STEWART TITLE & TRUST OF TUCSON

ACCOUNT SERVICING FEE SCHEDULE

825 ACCOUNT SERVICING CHARGES

816 Account Summary

The following charges are the rates applicable for account and other services rendered in Connection with an escrow pursuant to the instructions of the parties thereto.

A.	Acceptance fee for Account Servicing Agreement arising from an escrow closing in-house	\$ 100.00
B.	Addition of impound account to new or existing account (one-time charge) in addition to the regular account Acceptance Fee, for impound accounts, collected and serviced in-house	\$ 100.00
C.	Acceptance fee for an Account Servicing Agreement arising outside of an in-house escrow (except arising from another escrow account servicing agent)	\$150.00
D.	Annual Fee	\$ 120.00
E.	Annual Fee for impound account collected and serviced in-house (in addition to regular Annual Service Fee)	\$ 120.00
F.	Annual Fee for each additional payee	\$ 60.00
G.	Closing Fee or termination of account	\$ 100.00
H.	Acceptance of Assignment of Funds	\$ 100.00
I.	Modification in terms of account (to include change in payments due underlying, changes in interest rates and changes in payments) for each change	\$ 100.00
J.	Change payor/payee (name change only i.e. divorce, death, etc.)	N/C
K.	Statement Fee (assumption, status or payoff)	\$ 100.00
L.	Transfer fee (direct assignment of Grantor's, Grantee's, Mortgagee's, Trustor's or Beneficiary's interest in account)	\$ 100.00
M.	Partial release of property from an Agreement, Mortgage or Deed of Trust	\$ 100.00
N.	Deed of Release & Full Reconveyance from an Agreement, Mortgage or Deed of Trust	\$ 100.00

O.	NSF and/or dishonored check (each) Plus the actual bank charge for processing	\$ 35.00
P.	Xerox copies, each page	\$.50
Q.	Special services required (per hour) one hour minimum	\$ 35.00
R.	Voluntary forfeiture (plus search fee)	\$ 70.00
S.	Late notice	\$ 15.00
T.	Up-dating account for payments made direct, plus service fee	\$ 10.00
U.	Opening and maintaining an interest bearing account (Applies to Account Servicing customers only)	\$ 50.00
V.	Notice requiring Strict Performance of Agreement (plus \$5.00 for each mailing)	\$ 35.00
W.	Add and Demand (taxes & insurance)	\$ 25.00
X.	INTENTIONALLY DELETED	
Y.	Forfeiture reinstatement fee 80% of the Basic Forfeiture Fee plus all costs	
Z.	Annual fee for special handling (manual calculations)	\$120.00
AA.	Annual fee for unusual late charges	\$ 60.00
BB.	Amortization schedule	\$ 15.00
CC.	Lost coupon book	\$ 15.00
DD.	Lost or duplicate 1099	\$ 15.00
EE.	Replacement or lost check fee	\$ 15.00
FF.	Annual dormant account maintenance fee	\$150.00
GG.	Bulk rate acceptance fee for account servicing agreements Arising from outside of in-house escrows in excess of 25 accounts.	\$50.00 Per agreement.
HH.	Re-instatement fee	\$100.00

STEWART TITLE & TRUST OF TUCSON

SUBDIVISION TRUST FEE SCHEDULE

826 SUBDIVISION TRUST FEES

The following charges are the rates applicable for account and other services rendered in connection with Subdivision Trust escrows pursuant to the instructions of the parties hereto.

A. Annual Rate

1. Single Beneficiary Trust	\$300.00
2. N/A	
3. Junior Trust	\$500.00
4. Subdivision Trust	\$300.00

Note 1: An additional charge of \$30.00 to be added for each beneficiary in excess of the number as defined in note 2 below, as it applies to A 1 & 2 and B 1, 2, and 3.

Note 2: "Beneficiary as referred to herein is defined as follows: One married couple, one party as his/her sole and separate property, one partnership (general, limited, or joint venture) or one corporation period.

Noted 3: If beneficiary under trust is more than one entity but all payments from trust to beneficiaries are made to one party for distribution, which party has sole responsibility for distribution, then annual fee as set forth in Note 1 does not apply.

B. Accounting and Administrative Services

1. Collateral Assignment of Beneficial Interest	
a. Acceptance fee	\$150.00
b. Annual Fee	\$100.00
Note: In the event any collateral Assignment contains release provisions and/or additional administrative or account services, the Annual Fee will be \$200.00	
c. Each partial release over three (3) per year	\$ 50.00
2. Assignment of Collateral, Assignment of Beneficial Interest	\$150.00
3. Deed and Assignment of Beneficial Interest	\$150.00
4. Assignment of funds or money assignment	
a. Acceptance fee	\$100.00
b. Annual fee	\$150.00
c. Change of payee	\$ 75.00
Note: For each payee in addition to one, an additional Charge of \$10.00 will be made	

826 SUBDIVISION TRUST FEES (Continued...)

5. Change of payee under Trust obligation Note: For example, Decree of Distribution, Sole/Separate Property after the initial acceptance of the Trust by written notice of the Beneficiary.	\$ 25.00
6. Savings accounts, impound account, time certificates of deposit, or letters of credit to be held by the Trustee for Depositories	
a. Acceptance fee (each)	\$100.00
b. Annual fee (each)	\$100.00
7. Review and analysis of Trust accounts (per hour)	\$ 50.00
8. Acceptance of Amendment to Trust Agreement	\$100.00
9. Leases and/or Certificates of purchase	
a. Acceptance fee	\$100.00
b. Annual fee	\$100.00
c. Transfer fee	\$100.00
10. Options to Purchase	
a. Acceptance fee (if not in the original trust)	\$100.00
b. Exercising of the Option	\$100.00
11. Forfeiture fees (Dual and Junior Trust Agreements)	
a. Notice of Default	\$ 50.00
12. Easement fee (or execution of any other misc. instruments)	\$ 25.00
13. Additional parcels of property added to Trust (per parcel) plus cost of title search, if title policy not furnished	\$ 75.00
14. Deed fee (per deed)	
a. In house escrows	\$ 50.00
b. Outside of any in house escrow	\$100.00
15. There will be a charge of \$5.00 per check for each check over ten (10) checks issued in any month for distribution to Beneficiaries.	
16. Tax Service Fee	
a. Each tax statement of proration of taxes	\$ 20.00
b. Delinquency billing	\$ 20.00

826 SUBDIVISION TRUST FEES (Continued...)

- 17. Closing or Distribution Fee
 - a. Single Beneficiary Trust \$150.00
 - b. Double Beneficiary Trust \$250.00

Note: If all the property in the Trust is sold or conveyed by the Trustee in the normal course of handling the subdivision, there will be no charge for closing or distribution.

- 18. Annual dormant trust maintenance fee \$50.00

Manufactured Home ONLY Transactions

827 Escrow Fees for Manufactured Home (Only) Transactions

Escrow Fee for all Transactions (to include preparation of Settlement Statement) \$450.00

Dealer Transaction (limited to receipt and disbursement of funds) \$200.00

Rush Fee for any transaction processed within a 3 day period at the request of the customer \$100.00

Additional Services if required or applicable:

Preparation of Seller Carryback Documents \$400.00

Transfers of Titles to Buyer \$100.00

Affixture of Manufactured Home (Home Only Closing) \$ 75.00**
**Plus the cost of a Limited Report & Recording Charges

Loan Document Signing (No Settlement Statement Prepared By Escrow) \$150.00

Docs Sent by Electronic Signature \$ 50.00 ea*

Wire Fee (Incoming) \$ 25.00 ea*

Wire Fee (Outgoing) \$ 25.00 ea*

Express Mail Fee \$ 30.00 ea*

Courier Fee \$ 25.00 ea*

Emailed Loan Documents \$ 55.00*

In lieu of the above fees shown with * being charged individually, an Escrow Processing Fee of \$175.00 may be charged instead.

