



*First American
Title Insurance Company*

Arizona Schedule of Escrow Fees

September 22, 2024

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ARIZONA

Schedule of Escrow Fees

Effective September 22, 2024

The applicable Fees for escrow services shall be determined by the county where the escrow is handled and not the county where the property is located, unless otherwise noted.

This Schedule supersedes all previous fee schedules and filings.

SECTION A DEFINITIONS

Basic Escrow Fee: The Basic Escrow Fee is set forth in Appendix A.

Basic Escrow Services: The primary escrow services, including but not limited to:

- document preparation;
- electronic document download;
- receipt of incoming funds and issuance of disbursements, whether by check or wire transfer, including associated wire transfer fees;
- overnight delivery, including associated overnight delivery fees;
- courier and messenger services;
- processing a subordination;
- notary fees and signing services where the signing takes place in the state of Arizona;
- remote online notary fees scheduled through the First American remote online notarization team; and
- recording services for Residential transactions.

Basic Escrow Services do not include the following services, the Fees for which are set forth in Section H.2 below (Miscellaneous Services):

- notary fees and signing services except as expressly indicated above;
- check(s) returned for insufficient funds;
- interest-bearing account set-up;
- funds held after close of escrow;

- fees for services obtained from a third party (other than the Company) and not otherwise specifically included in the definition of Basic Escrow Services;
- transfer tax or any other governmental fees or charges; and
- recording services for Commercial transactions.

Centralized Escrow Services: See Section F.1.

Commercial: Any property that is not Residential.

Commitment: An offer furnished in connection with an application for title insurance stating the requirements, terms, and conditions upon which the Company is willing to insure an interest in the subject property.

Company: First American Title Insurance Company.

Construction Loan: A loan for the purpose of construction of improvements to the subject property.

Fair Value: The sale price, including any encumbrances being assumed by the buyer, except that where no sale is involved, the Fair Value is determined based on available information, but in no event is less than the sum of all the monetary encumbrances to which the title is subject.

Fee: The amount to be paid to the Company for a product or service.

Loan Policy: A title insurance policy insuring a secured lender.

New Home Subdivision: Newly constructed improved Residential properties (including condominiums) offered for sale for the first time that include two or more separate lots or units of occupancy that are for sale as separate units. For purposes of this definition, a “sale” includes assignment of a ground lease.

Owner’s Policy: A title insurance policy insuring an owner, optionee, vendee, or lessee.

Residential: Real property designed principally for the occupancy of one-to-four families. Residential includes individual units of condominiums and cooperatives and vacant land to be improved with a single one-to-four family dwelling.

Short Sale: A sale transaction in which the proceeds of the sale are insufficient to satisfy the outstanding obligations secured by the subject property and one or more creditors or lenders agrees to accept less than the amount that is secured by the property in return for the satisfaction of the outstanding loan or loan obligations or the release of the property as security for the outstanding loan or loan obligations.

SECTION B GENERAL PROVISIONS

B.1 COMPUTATION OF FEES

The Fees are charged on a per-transaction basis and may be apportioned among the parties to the transaction in accordance with the instructions of the parties.

All Fees and charges contemplated by this Schedule shall be rounded up to the next dollar at each calculation except as otherwise expressly provided. Any reference to "per \$1,000 of liability" shall mean and include "per \$1,000 of liability and any portion thereof."

B.2 FEE FOR UNUSUAL SERVICES/SERVICES NOT SCHEDULED HEREIN

When escrow services are requested under conditions for which no Fee has been provided in this Schedule, a Fee shall be made which, in the opinion of the Company, is consistent with the general pricing procedures as set forth herein. Additional or different Fees will be charged when unusual conditions are encountered and for special services requested, subject to agreement by the customer and the Company. The Fee for additional escrow work when unusual conditions are encountered or special services are rendered is \$125 per hour or any fraction thereof.

B.3 COMPETITOR FEES

The Company may match the fee for escrow services that is currently filed and used by a competitor within the county provided documentation is submitted identifying the competitive escrow fee. This competitor matching Fee only applies to Fees for services provided.

No other discounts shall apply.

**SECTION C
SALE CLOSING AND SETTLEMENT SERVICES**

C.1 SALE ESCROW FEE

The Fee for Basic Escrow Services for a sale transaction is 100% of the Basic Escrow Fee based upon the Fair Value of the property being conveyed in the escrow transaction, subject to modification as expressly provided in this Schedule. In the sale of a lease other than an oil, gas, or mineral lease, the Fee is computed based on the Fair Value of the lease. The Fee for an escrow transaction involving the sale of an oil, gas, or mineral lease will be negotiated based on the services rendered.

C.2 SALE AND LOAN ESCROW FEE

The Fee for Basic Escrow Services when a sale escrow and loan escrow are conducted concurrently (including seller carry back situations) covering identical property is 100% of the Basic Escrow Fee plus an additional \$250 per loan.

C.3 INVESTOR FEE

The Fee for Basic Escrow Services for a Residential property purchased by an Investor under this Section C.3 is 70% of the Basic Escrow Fee or the sale and loan escrow Fee calculated in Section C. This Fee is available to a person who in the ordinary course of business invests in real estate so that the real estate may produce a revenue, income or profit and who has provided a certification to that effect to the Company (an "Investor"). This Fee cannot be used in conjunction with any other discount and does not apply to any flat Fee.

C.4 SHORT SALE TRANSACTION ESCROW

The escrow Fee in the chart below applies to escrow services involving a Residential Short Sale transaction and includes Basic Escrow Services, loan tie-in services, and reconveyance tracking services.

Sales Price	Escrow Fee
Up to and including \$100,000	\$1,200
\$100,001 to \$250,000	\$1,400
\$250,001 to \$500,000	\$1,600
\$500,001 to \$750,000	\$1,800
\$750,001 to \$1,000,000	\$2,000
Above \$1,000,000	Basic Escrow Fee, plus \$1,000

**SECTION D
LOAN CLOSING AND SETTLEMENT SERVICES**

D.1 LOAN ESCROW FEES – RESIDENTIAL

The Fee for Basic Escrow Services for a loan transaction on Residential property in which the Company does not prepare the escrow instructions, involving a single loan, is set forth below. For transactions with more than one loan, an additional loan Fee is charged for each loan.

Loan Type	Area A		Area B	
	Maricopa and Pinal Counties		Pima and All Other Counties	
First loan Fee	\$575		\$400	
Additional loan Fee	\$250		\$250	

The Fee for Basic Escrow Services for a loan escrow that involves the preparation of lender escrow instructions/documents by the escrow agent shall be 100% of the Basic Escrow Fee.

D.2 LOAN ESCROW FEES – COMMERCIAL

The Fee for Basic Escrow Services for a loan transaction on Commercial property in which the Company does not prepare the escrow instructions, involving a single loan, is set forth below. For transactions with more than one loan, an additional loan Fee is charged for each loan.

Loan Amount	Fee
Up to and including \$1,000,000	\$750
\$1,000,001 to \$3,000,000	\$1,000
Above \$3,000,000	\$1,500

The Fee for Basic Escrow Services for a loan escrow that involves the preparation of lender escrow instructions/documents by the escrow agent shall be 100% of the Basic Escrow Fee.

**SECTION E
NEW HOME SUBDIVISION SERVICES**

E.1 NEW HOME BUILDER/DEVELOPER ESCROW FEE

This section applies to a first-time sale transaction of a new home in a subdivision for an all-cash transaction or a transaction with no more than one loan. The Fee includes Basic Escrow Services except notary fees and signing services unless the signing occurs during business hours of the Company and within the state of Arizona. The Fee is determined under the charts set forth in Appendix B. For transactions with more than one loan, add an additional Fee of \$250 for each loan over one.

**SECTION F
TRANSACTION SERVICES BY FIRST AMERICAN MORTGAGE SOLUTIONS GROUP AND
REGIONAL LENDER'S ADVANTAGE DIVISION**

The Fees in this section apply to products and services provided to mortgage lenders when initiated through or coordinated by the First American Mortgage Solutions Group or First American Regional Lender's Advantage Division as set forth in this section. Products and services provided by the First American Mortgage Solutions Group or First American Regional Lender's Advantage Division that are not addressed in this section are priced as provided elsewhere in this Schedule for the subject product or service.

F.1 CENTRALIZED ESCROW SERVICES

For improved one-to-four family property loan transactions where the Commitment and Loan Policy are issued by, and the escrow is initiated through and coordinated or handled by the First American Mortgage Solutions Group or First American Regional Lender's Advantage Division, the following escrow services are included for transactions with a single loan.

The Fee is \$575 for the following services:

- ordering payoff demand statements from existing lienholders;
- performing title curative services;
- preparation of settlement statements;
- document preparation;
- receipt of incoming funds and issuance of disbursements;
- recording services, except governmental entity charges;
- notary and signing services by a third party for one signing appointment;
- processing of a subordination, except third-party subordination charges.

For transactions with more than one loan, an additional Fee of \$200 is added to the Centralized Escrow Services Fee for each loan over one.

F.2 CENTRALIZED ESCROW SERVICES FOR EQUITY OR SECOND LOANS

For improved one-to-four family property equity or second loan transactions where the Loan Policy is issued by, and the escrow is initiated through and coordinated or handled by the First American Mortgage Solutions Group or First American Regional Lender's Advantage Division, the following escrow services are included:

The Fee is \$250 for the following services:

- ordering payoff demand statements from existing lienholders;
- performing title curative services;
- preparation of settlement statements;
- receipt of incoming funds and issuance of disbursements;
- recording services, except governmental entity charges.

Add \$250 for any reverse mortgage transaction.

F.3 SALE ESCROW

For improved one-to-four family property purchase transactions where a Loan Policy or Owner's Policy, or both, are issued by, and the escrow is initiated through and coordinated by or handled by the First American Mortgage Solutions Group or First American Regional Lender's Advantage Division, the Fee shall be:

Sales Price	Escrow Fee
Up to and including \$250,000	\$800
\$250,001 to \$500,000	\$1,100
\$500,001 to \$750,000	\$1,400
\$750,001 to \$1,000,000	\$1,700

For amounts above \$1,000,000, add \$4 per \$5,000 or fraction thereof.

The following escrow services are included in the Fee for a sale escrow:

- ordering payoff demand statements from existing lienholders;
- preparation of settlement statements;
- document preparation;
- receipt of incoming funds and issuance of disbursements;
- recording services, except governmental entity fees.

For transactions with more than one loan, an additional Fee of \$200 is added to the Fee for a sale escrow, for each loan over one.

F.4 MISCELLANEOUS SERVICES

The items below are to be charged only when the service is not expressly included in the description of the applicable First American Mortgage Solutions Group or First American Regional Lender's Advantage Division escrow services.

Type of Service	Fee
Interest-bearing account set-up	\$50 per account
Overnight delivery	\$15 per delivery
Transfer tax or any other governmental charges	Actual charge or tax
Wire transfer	\$15 per wire
Document preparation	\$50 per document

Type of Service	Fee
Processing of a subordination, except third-party subordination charges	\$125 per subordination
Notary services	\$150 per signing appointment
Any other service	Actual charge by the third-party provider or governmental entity

**SECTION G
TIMESHARE**

G.1 TIMESHARE ESCROW FEES – DEVELOPER PROJECT ESCROW SERVICES

Developer Project Escrow Services are services contracted through agreement with the developer, declarant (as designated in a project declaration) and/or managing entity of the project.

(a) Developer Escrow Service:

Contract Amount	Fee
Up to and including \$75,000	\$75
Above \$75,000	\$75 plus \$1 for \$1,000 of additional contract amount thereafter

These services include, but are not limited to:

- Holding down payment(s) and negotiable instruments, as required, in escrow
- Receipt of purchase agreements and other transaction documents via electronic download or by hard copy
- Maintenance of inventory database for the project
- Coordination of conveyance deed and deed of trust recordation
- Up to one (1) release of escrow funds prior to or post-closing
- Monthly reconciliation of escrow account with customary reporting.

(b) Developer Limited Escrow Service:

Fee
\$50 per contract

These services include, but are not limited to either of the following bundles of services:

Bundle 1:

- Holding down payment(s) and negotiable instruments, as required, in escrow
- Receipt of purchase agreements and other transaction documents via electronic download or by hard copy
- Up to one (1) release of escrow funds prior to or post-closing
- Monthly reconciliation of escrow account with customary reporting.

Bundle 2:

- Receipt of purchase agreements and other transaction documents via electronic download or by hard copy
- Maintenance of inventory database for the project
- Accommodation recording of conveyance deed and deed of trust.

(c) Developer Repurchase Escrow Service:

Contract Amount	Fee
Up to and including \$15,000	\$425
Above \$15,000	\$425 plus \$5 per \$500 of additional contract amount thereafter

These services include, but are not limited to:

- Fill in conveyance-related document template of up to three (3) documents
- Receipt of incoming funds and issuance of disbursements up to three (3), whether by check or wire transaction, including associated incoming wire transfer fees
- Up to two (2) domestic overnight deliveries
- HOA notification coordination
- Includes recording fees, e-recording service fees and transfer taxes of up to three (3) documents for the following counties: Coconino, Maricopa, Mohave, Navajo, Pima, Pinetop and Yavapai.

(d) Developer Customized Service Requests:

As negotiated by contracted agreement based on complexity of request.

These services include, but are not limited to:

- Integration and technology services, inclusive of monitoring and enhancing for closing automation
- Merchant account integration and coordination
- Review and certification of collateral documents
- Facilitate services or documents with vendor/trustee
- Disbursement services
- Customized options for: data field tracking, image and data retrieval from developer system, administrative services, escrow account reconciliation, inventory and ownership synchronization for internal and external database management.

(e) Disbursement Escrow Services:

Fee
\$100 per contract

These services are when the Company is disbursing funds received in support of a primary escrow agent other than the Company. These services include:

- Holding down payment(s) and negotiable instruments in escrow

- Receipt of purchase agreements and other transaction documents via electronic download
- Up to one (1) release of escrow funds prior to or post-closing (i.e., notary fee prior to close, etc.)
- Up to six (6) disbursements per transaction
- Additional disbursements over six (6) is \$25 each.

(f) Miscellaneous Services:

The items below are to be charged only when the service is not expressly included in the description of the applicable escrow services.

Type of Service	Fee
Document preparation	\$50 per document
Replacement document package	\$25 per package
Pre and post-closing disbursement service	\$150 per batch ¹
Interest-bearing account set-up	\$50 per transaction
Recording fees, transfer tax of any other governmental fees or charges, including fees imposed by the Building Home and Jobs Act	Actual charge
Cancellation Fee	The Cancellation Fee shall be reasonable based upon the work completed

NOTE: Does not include remote online notary, recording fees, recording services fees, transfer taxes or international overnight delivery unless expressly stated in the description of service.

G.2 TIMESHARE ESCROW FEES – BASIC ESCROW SERVICES

Basic Escrow Services are services provided to consumers for one-time transactions, excluding developer, declarant (as designated in a project declaration) and/or managing entity.

(a) Resale/Refinance Escrow Service:

Fee
\$400

- Document preparation of up to two (2) documents
- Issuance of disbursements up to six (6), whether by check or wire transaction, including associated incoming wire transfer fees
- Up to six (6) domestic overnight deliveries
- Association notice of conveyance.

(1) Simultaneous (Concurrent) Resale Loan Escrow Service:

Fee
\$60

¹ A batch constitutes a group of files submitted together where the same service is provided for each separate file in the batch.

Resale loan escrow services are provided to consumer obtaining financing concurrent with resale escrow services. These services include, but are not limited to:

- Review of loan documents
- Preparation of closing disclosure
- Receipt and disbursement of loan proceeds.

(b) Transfer Escrow Services:

Fee
\$225

These services are provided for estate planning purposes without consideration. These services include:

- Document preparation of up to two (2) documents
- Up to two (2) domestic overnight deliveries.

G.3 TIMESHARE ESCROW FEES – RENTAL ESCROW SERVICE

(a) Rental Escrow Service:

The Company may furnish escrow services for the rental of timeshare interests for the following Fee:

Transaction Amount	Fee
Up to and including \$1,000	\$100
\$1,001 to \$2,000	\$150
\$2,001 to \$5,000	\$150 plus \$25 for every \$500 or fraction thereof
Above \$5,000	\$300 plus \$15 for every \$500 or fraction thereof

These services include:

- Receipt of incoming funds and issuance of disbursements up to two (2), whether by check or wire transaction, including associated incoming wire transfer fees
- Up to one (1) domestic overnight delivery
- Review of reservation confirmation.

G.4 TIMESHARE ESCROW FEES – MISCELLANEOUS SERVICES

(a) Miscellaneous Services

The items below are to be charged only when the service is not expressly included in the description of the applicable escrow services.

Type of Service	Fee
Additional deposits/disbursements ²	\$25
Document preparation	\$50
Replacement document package	\$25
HOA coordination	\$50
Domestic overnight delivery	\$25
Recording fees, transfer tax of any other governmental fees or charges, including fees imposed by the Building Home and Jobs Act	Actual charge
Cancellation Fee	The Cancellation Fee shall be reasonable based upon the work completed
Delivery of funds and documents to IRS, in connection with the Foreign Investment in Real Property Tax Act (FIRPTA)	\$25

NOTE: Does not include remote online notary, recording fees, recording services fees, transfer taxes or international overnight delivery unless expressly stated in the description of service.

**SECTION H
OTHER CLOSING AND SETTLEMENT SERVICES**

H.1 SUB-ESCROW

When less than a full service escrow is requested, the Fee for sub-escrow/abbreviated escrow services will be charged at the Fees indicated in this section.

(a) Residential

Type of Service	Fee
Receipt and disbursement of funds	\$150
Acceptance and recordation of documents	\$150
Ordering payoffs	\$150
Other additional services	\$100 per hour or fraction thereof

(b) Commercial

The Fee for acceptance and recordation of documents is \$350, not including recording or filing service fees due to a County Recorder or filing office. When special services are requested, a Fee of \$100 per hour or fraction thereof shall be charged.

Additional escrow pricing consideration may be given to high liability transactions and multi-site transactions based upon factors such as geographic location, risks, whether document preparation is required, and other reasonable considerations, with such additional pricing to be agreed by the parties.

² Per each deposit or disbursement that exceeds the number of transactions to be included in the Basic Escrow Service Fee as described in those sections.

H.2 MISCELLANEOUS SERVICES

The items below are not to be charged when the service is expressly included in the description of the applicable escrow services.

Type of Service	Fee
Check returned due to insufficient funds	\$35 per check returned
Interest-bearing account set-up (does not apply to Commercial transactions)	\$25
Overnight delivery Fee	\$35 per delivery
Holdbacks (i.e., escrow funds are held for future payments)	\$100 for up to five (5) disbursements, and \$25 per check or wire transfer for each disbursement thereafter
Fees for services, including but not limited to notary services and signing services, services obtained from a third party (other than the Company) or those otherwise imposed by a governmental entity and for which a specific Fee is not assigned for the individual service in this Schedule.	Actual charge by the third-party provider or governmental entity, other than recording fees in Residential transactions
Reconveyance tracking to follow up on recording of a lien release is recorded when a loan is paid in full at the close of escrow on a Residential dwelling or vacant land and a release is not available for recordation at closing	\$100 per lien
Affidavit of affixture to be recorded on title to a mobile home or mobile home title(s) to be transferred	\$150
For sale by owner facilitation Fee	\$500

H.3 CONSTRUCTION DISBURSEMENTS JDA/HOLDBACK ACCOUNTS

Type of Service	Fee
Acceptance and set-up Fee	\$600
Set-up accounting of each allocation account	\$300
Additional deposit (not in investment account)	\$25
Set-up Fee of investment account (per account)	\$100
Additional deposits	\$25 per deposit
Withdrawals	\$25 per withdrawal
Each disbursement (includes two (2) remittances)	\$125
Each additional remittance	\$25

Type of Service	Fee
Annual Fee in advance	Minimum Fee of \$500
Annual Fee in advance of each allocation account	\$300 The annual Fee is \$500 for the first \$50,000 of the initial budget as outlined by the agreement between parties and shall increase by \$1 for every additional \$1,000 or fraction thereof. If the actual expenses for the first year exceed the initial budget, the annual Fee for that year will be adjusted to reflect the actual expenses. After the first year, the annual Fee will be based on the then-current budget or the amount held in escrow, whichever is greater.
Courier Fee	\$20
Courier Fee – Special	\$50
NSF Fee	\$25
Outgoing wire instruction confirmation	\$25
Stop payment Fee	\$25
Funds transfer between accounts	\$10 per transfer
Check copies	\$10 per copy
Past due invoice(s) (30 days)	\$25 per invoice
Split Fees – Invoicing	\$10 per invoice
Assignment and assumption	\$250
Amendment/modification	\$250
Accounting review/analysis Fees (per hour)	\$200 per hour or fraction thereof
Letters of credit: Acceptance/set-up Fees Renewal Modification (reduction/extension) Termination	 \$150 \$100 \$100 \$100
Deed of trust (full or partial release)	\$75
Termination/close out Fee	\$500
Termination/close out Fee of each allocation account	\$300

Specific charges for letters of credit renewal, increases, or decreases required pursuant to terms of the agreement being serviced will be determined by the type of transaction, complexity of administration, and/or accounting services required. These charges and any additional work will range from a minimum of \$100 to a maximum of \$1,000 depending on the services required. The Company will require written instructions concerning the handling of these accounts.

H.4 LOAN SERVICING FEES – PIMA COUNTY ONLY

Set-Up Fees	
Account set-up Fee	\$150
Impound account set-up Fee	\$150
Additional parcel set-up Fee	\$50, per additional parcel
Wrap account/delayed funding/Construction Loan set-up Fee	\$150
Service Fees	
Monthly service Fee for standard accounts	\$15
Additional check Fee	\$6, per additional check
Impound account service Fee	\$22
Additional parcel service Fee	\$6
Quarterly	\$36
Semi-annual	\$72
Annual	\$144
Miscellaneous Fees	
Assumption or assignment of payor or payee: interest	\$125
Close out or termination of account	\$100
Modification of terms of account	\$125
NSF check Fee	\$25
Full release/reconveyance	\$100
Partial release/reconveyance (No volume user discount)	\$100
Statement of Information Fee	\$100
Reissuance of check not cashed within six (6) months	\$25
Substitution of trustee	\$115
Account freeze	\$100

H.5 TRUST DEPARTMENT – SUBDIVISION CONTRACT SALES

(a) Acceptance/Set-Up Fee – Per Account

- (1) Set-up Fee (linked to a main trust): \$175
- (2) Additional set-up Fee per allocation account: \$30

(b) Service Fee

- (1) Monthly: \$16
- (2) Additional monthly Fee per allocation account: \$3

(c) Additional Services

Type of Service	Fee
Adjustments (due to parties' actions for each account and each occurrence, including changes to account information per document terms or updating account status information)	\$50
Adjustments per allocation account	\$15
Late servicing Fee to buyer (charged to payor/buyer)	\$13.50
Modification in addition to statement Fee (includes but is not limited to: add back, demands, assumption, assignment, change in payor and change in payee)	\$200
NSF Fee (check returned for any reason)	\$25
Partial release (in addition to reconveyance Fee)	\$175
Payoff quote (written statement only)	\$50
Payoff quote (update in first year)	\$25
Release and reconveyance	\$75
Review and analysis of account/additional services (minimum one (1) hour)	\$200 per hour or fraction thereof
Statements (includes assumption, status, partial release, reinstatement)	\$85
Statement update (update in first year)	\$25

(d) Close Out and Cancellation Fees

Type of Service	Fee
Close out, termination, withdrawal or cancellation of account	\$175
Deed in Lieu of Forfeiture	
Processing Fee (title search required)	\$175
Close out Fee	\$175
Forfeiture Fees	
Instruction to forfeit	\$50
Close out Fee	\$175
Trustee Sale	
Instruction to foreclose	\$50
Close out Fee	\$175
Forfeiture Fees	Contact First American Subdivision Land Trust Department

All Fees are based on present costs and are subject to change, without written notice or otherwise, in accordance with costs of operations. All the above Fees are the minimum Fees applicable for services

rendered. Additional Fees may be charged if not specified above or when unusual circumstances or conditions exist and/or extraordinary services are requested and will be charged at the minimum Fee of \$150 per employee hour.

H.6 SUBDIVISION TRUST DEPARTMENT FEES – TRUSTEE AND NON-TRUST ACCOUNTS

(a) Initial Acceptance Fee (Note: Review Fee may be required)

Current title policy insuring trustee will be required for all trusts)

- (1) Single Beneficiary Trust (one beneficiary): \$550
With Third-Party Trust Agreement: \$750
- (2) Double Beneficiary Trust (one first and one second beneficiary): \$700
- (3) Junior Trust (covers all or a portion of property in underlying Senior Trust): \$850

(b) Annual Fee

- (1) Single Beneficiary Trust: \$600
(A monthly statement of account and disbursements)
With Third-Party Trust Agreement: \$800
- (2) Double Beneficiary Trust: \$850
(Receive, post and disburse monthly installments, administer an account of sales to third parties, one annual bulk mailing of tax and/or improvement lien statements to second beneficiary)
- (3) Junior Trust: \$900
(Covers all or a portion of property in underlying Senior Trust)

NOTE #1: An additional Fee of \$150 to be added for each beneficiary in excess of the defined number as it applies to the acceptance and annual Fee.

NOTE #2: “Beneficiary/Payor/Payee” is referred to herein as follows: one married couple, one party as his/her sole and separate property, one partnership (general, limited or joint venture), LLC or corporation.

In addition to the basic Fees described above, beneficiary/payor/payees will be required to pay trustee/servicer for additional services in terminating the account or accounts and in performing services in connection with the transmission of any notices, demands or declaration required to be transmitted under terms of the agreement being serviced and implementing the action contemplated or prescribed by any such notice, demand or declaration and for the services in connection with the conveyances, selling, examination of special documents and execution thereof, such reasonable Fees as trustee/servicer has established for the various services to be performed.

(c) Account Activity Fees

Trustee: Trustee/Servicer shall receive for its services a reasonable Fee for services rendered, including but not limited to the following minimum Fee:

Accounting Services Broker Commission (per Broker)	
Acceptance/set-up Fee	\$200
Annual Fee	\$225
Note: An additional Fee will be added if the Collateral Assignment contains provisions requiring additional administrative and/or account services. For each payee in addition to one, add an additional Fee of \$150.	
Collateral Assignment of Beneficial Interest/Money Assignment/Assignment of Funds	
Acceptance/set-up Fee	\$250
Annual Fee	\$225
Release of assignment	\$200
Change of payee	\$200
NSF Fee (check returned for any reason)	\$25
Note: An additional Fee will be added if the Collateral Assignment contains provisions requiring additional administrative and/or account services. For each payee in addition to one, add an additional Fee of \$150.	
Review and analysis of trust accounts – (per employee hour)	\$200
Deed and assignment of beneficial interest (assignment or estate related)	\$225
Declaration of trust (plus recording)	\$100
Acceptance of amendment to Trust Agreement (includes but not limited to adding property)	\$225
Leases; Options to Purchase; Certificates of Purchase (state or federal) Subdivision Bonds	
Acceptance Fee	\$275
Annual Fee (if accounting required)	\$225
Transfer/renewal Fee	\$200
Forfeiture Fee	
Notice of default	\$350
Forfeiture notice	\$300
Additional notices (Forfeiture Guarantee Report required)	\$75
Completion of forfeiture	\$200
Reinstatement Fee	\$200
Deed and/or Release Instruments	
Deed Fee (per deed) (\$7 per additional lot, maximum of \$300)	\$40
Sectional property (\$10 per parcel, maximum of \$300)	\$60
Transaction/processing Fee	\$85
Close out Fee	\$200
Easement and/or water rights review and executing	\$175
Note: If all the property in the trust account is sold or conveyed by the trustee in the normal course of handling the account, there will be no close out Fee charged.	

Investment Account	
Set-up Fee	\$75
Deposit (each)	\$25
Withdrawals (each)	\$25

1. All Fees are based on present costs and are subject to change, without written notice or otherwise, in accordance with costs of operations.
2. All the above Fees are the minimum Fees applicable for services rendered. Additional Fees may be charged if not specified above or when unusual circumstances or conditions exist and/or extraordinary services are requested and will be charged at the minimum Fee of \$150 per employee hour.

**APPENDIX A
BASIC ESCROW FEE**

Amount to and Including	Residential Area A Maricopa and Pinal Counties	Residential Area B Pima and All Other Counties	Commercial
\$100,000	\$1,012	\$1,082	\$710
\$120,000	\$1,048	\$1,110	\$734
\$140,000	\$1,084	\$1,132	\$760
\$160,000	\$1,116	\$1,154	\$782
\$180,000	\$1,152	\$1,176	\$808
\$200,000	\$1,186	\$1,200	\$832
\$220,000	\$1,216	\$1,222	\$852
\$240,000	\$1,244	\$1,244	\$872
\$260,000	\$1,274	\$1,266	\$892
\$280,000	\$1,304	\$1,288	\$914
\$300,000	\$1,332	\$1,312	\$934
\$320,000	\$1,362	\$1,334	\$954
\$340,000	\$1,392	\$1,356	\$976
\$360,000	\$1,422	\$1,378	\$996
\$380,000	\$1,450	\$1,400	\$1,016
\$400,000	\$1,480	\$1,424	\$1,036
\$420,000	\$1,508	\$1,446	\$1,056
\$440,000	\$1,536	\$1,468	\$1,076
\$460,000	\$1,568	\$1,490	\$1,098
\$480,000	\$1,596	\$1,512	\$1,118
\$500,000	\$1,624	\$1,536	\$1,138
\$520,000	\$1,650	\$1,558	\$1,156
\$540,000	\$1,678	\$1,580	\$1,176
\$560,000	\$1,702	\$1,602	\$1,192
\$580,000	\$1,728	\$1,624	\$1,210
\$600,000	\$1,754	\$1,648	\$1,228
\$620,000	\$1,778	\$1,670	\$1,246
\$640,000	\$1,804	\$1,692	\$1,264
\$660,000	\$1,830	\$1,714	\$1,282
\$680,000	\$1,856	\$1,736	\$1,300
\$700,000	\$1,882	\$1,760	\$1,318
\$720,000	\$1,906	\$1,782	\$1,336
\$740,000	\$1,932	\$1,804	\$1,354
\$760,000	\$1,958	\$1,826	\$1,372
\$780,000	\$1,984	\$1,848	\$1,390
\$800,000	\$2,010	\$1,872	\$1,408
\$820,000	\$2,034	\$1,894	\$1,424
\$840,000	\$2,060	\$1,916	\$1,442
\$860,000	\$2,084	\$1,938	\$1,460
\$880,000	\$2,110	\$1,960	\$1,478
\$900,000	\$2,138	\$1,984	\$1,498

Amount to and Including	Residential Area A Maricopa and Pinal Counties	Residential Area B Pima and All Other Counties	Commercial
\$920,000	\$2,164	\$2,006	\$1,516
\$940,000	\$2,188	\$2,028	\$1,532
\$960,000	\$2,214	\$2,050	\$1,550
\$980,000	\$2,238	\$2,072	\$1,568
\$1,000,000	\$2,264	\$2,096	\$1,586
Above \$1,000,000	Add \$22 per \$20,000 or fraction thereof		Add \$16 per \$20,000 or fraction thereof

**APPENDIX B
NEW HOME BUILDER/DEVELOPER ESCROW FEES**

Area A: Maricopa and Pinal Counties

Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee
\$250,000	\$860	\$800,000	\$1,570	\$1,350,000	\$2,010	\$1,900,000	\$2,230	\$2,450,000	\$2,450
\$260,000	\$880	\$810,000	\$1,590	\$1,360,000	\$2,015	\$1,910,000	\$2,235	\$2,460,000	\$2,455
\$270,000	\$890	\$820,000	\$1,600	\$1,370,000	\$2,020	\$1,920,000	\$2,240	\$2,470,000	\$2,460
\$280,000	\$900	\$830,000	\$1,620	\$1,380,000	\$2,025	\$1,930,000	\$2,245	\$2,480,000	\$2,465
\$290,000	\$910	\$840,000	\$1,630	\$1,390,000	\$2,030	\$1,940,000	\$2,250	\$2,490,000	\$2,470
\$300,000	\$920	\$850,000	\$1,650	\$1,400,000	\$2,030	\$1,950,000	\$2,250	\$2,500,000	\$2,470
\$310,000	\$930	\$860,000	\$1,660	\$1,410,000	\$2,035	\$1,960,000	\$2,255	\$2,510,000	\$2,475
\$320,000	\$940	\$870,000	\$1,680	\$1,420,000	\$2,040	\$1,970,000	\$2,260	\$2,520,000	\$2,480
\$330,000	\$950	\$880,000	\$1,690	\$1,430,000	\$2,045	\$1,980,000	\$2,265	\$2,530,000	\$2,485
\$340,000	\$960	\$890,000	\$1,710	\$1,440,000	\$2,050	\$1,990,000	\$2,270	\$2,540,000	\$2,490
\$350,000	\$970	\$900,000	\$1,720	\$1,450,000	\$2,050	\$2,000,000	\$2,270	\$2,550,000	\$2,490
\$360,000	\$980	\$910,000	\$1,740	\$1,460,000	\$2,055	\$2,010,000	\$2,275	\$2,560,000	\$2,495
\$370,000	\$990	\$920,000	\$1,750	\$1,470,000	\$2,060	\$2,020,000	\$2,280	\$2,570,000	\$2,500
\$380,000	\$1,000	\$930,000	\$1,770	\$1,480,000	\$2,065	\$2,030,000	\$2,285	\$2,580,000	\$2,505
\$390,000	\$1,010	\$940,000	\$1,780	\$1,490,000	\$2,070	\$2,040,000	\$2,290	\$2,590,000	\$2,510
\$400,000	\$1,020	\$950,000	\$1,800	\$1,500,000	\$2,070	\$2,050,000	\$2,290	\$2,600,000	\$2,510
\$410,000	\$1,030	\$960,000	\$1,810	\$1,510,000	\$2,075	\$2,060,000	\$2,295	\$2,610,000	\$2,515
\$420,000	\$1,040	\$970,000	\$1,830	\$1,520,000	\$2,080	\$2,070,000	\$2,300	\$2,620,000	\$2,520
\$430,000	\$1,050	\$980,000	\$1,840	\$1,530,000	\$2,085	\$2,080,000	\$2,305	\$2,630,000	\$2,525
\$440,000	\$1,060	\$990,000	\$1,860	\$1,540,000	\$2,090	\$2,090,000	\$2,310	\$2,640,000	\$2,530
\$450,000	\$1,070	\$1,000,000	\$1,870	\$1,550,000	\$2,090	\$2,100,000	\$2,310	\$2,650,000	\$2,530
\$460,000	\$1,080	\$1,010,000	\$1,875	\$1,560,000	\$2,095	\$2,110,000	\$2,315	\$2,660,000	\$2,535
\$470,000	\$1,090	\$1,020,000	\$1,880	\$1,570,000	\$2,100	\$2,120,000	\$2,320	\$2,670,000	\$2,540
\$480,000	\$1,100	\$1,030,000	\$1,885	\$1,580,000	\$2,105	\$2,130,000	\$2,325	\$2,680,000	\$2,545
\$490,000	\$1,110	\$1,040,000	\$1,890	\$1,590,000	\$2,110	\$2,140,000	\$2,330	\$2,690,000	\$2,550
\$500,000	\$1,120	\$1,050,000	\$1,890	\$1,600,000	\$2,110	\$2,150,000	\$2,330	\$2,700,000	\$2,550
\$510,000	\$1,140	\$1,060,000	\$1,895	\$1,610,000	\$2,115	\$2,160,000	\$2,335	\$2,710,000	\$2,555
\$520,000	\$1,150	\$1,070,000	\$1,900	\$1,620,000	\$2,120	\$2,170,000	\$2,340	\$2,720,000	\$2,560
\$530,000	\$1,170	\$1,080,000	\$1,905	\$1,630,000	\$2,125	\$2,180,000	\$2,345	\$2,730,000	\$2,565
\$540,000	\$1,180	\$1,090,000	\$1,910	\$1,640,000	\$2,130	\$2,190,000	\$2,350	\$2,740,000	\$2,570
\$550,000	\$1,200	\$1,100,000	\$1,910	\$1,650,000	\$2,130	\$2,200,000	\$2,350	\$2,750,000	\$2,570
\$560,000	\$1,210	\$1,110,000	\$1,915	\$1,660,000	\$2,135	\$2,210,000	\$2,355	\$2,760,000	\$2,575
\$570,000	\$1,230	\$1,120,000	\$1,920	\$1,670,000	\$2,140	\$2,220,000	\$2,360	\$2,770,000	\$2,580
\$580,000	\$1,240	\$1,130,000	\$1,925	\$1,680,000	\$2,145	\$2,230,000	\$2,365	\$2,780,000	\$2,585
\$590,000	\$1,260	\$1,140,000	\$1,930	\$1,690,000	\$2,150	\$2,240,000	\$2,370	\$2,790,000	\$2,590
\$600,000	\$1,270	\$1,150,000	\$1,930	\$1,700,000	\$2,150	\$2,250,000	\$2,370	\$2,800,000	\$2,590
\$610,000	\$1,290	\$1,160,000	\$1,935	\$1,710,000	\$2,155	\$2,260,000	\$2,375	\$2,810,000	\$2,595

Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee	Amount to & Including	Escrow Fee
\$620,000	\$1,300	\$1,170,000	\$1,940	\$1,720,000	\$2,160	\$2,270,000	\$2,380	\$2,820,000	\$2,600
\$630,000	\$1,320	\$1,180,000	\$1,945	\$1,730,000	\$2,165	\$2,280,000	\$2,385	\$2,830,000	\$2,605
\$640,000	\$1,330	\$1,190,000	\$1,950	\$1,740,000	\$2,170	\$2,290,000	\$2,390	\$2,840,000	\$2,610
\$650,000	\$1,350	\$1,200,000	\$1,950	\$1,750,000	\$2,170	\$2,300,000	\$2,390	\$2,850,000	\$2,610
\$660,000	\$1,360	\$1,210,000	\$1,955	\$1,760,000	\$2,175	\$2,310,000	\$2,395	\$2,860,000	\$2,615
\$670,000	\$1,380	\$1,220,000	\$1,960	\$1,770,000	\$2,180	\$2,320,000	\$2,400	\$2,870,000	\$2,620
\$680,000	\$1,390	\$1,230,000	\$1,965	\$1,780,000	\$2,185	\$2,330,000	\$2,405	\$2,880,000	\$2,625
\$690,000	\$1,410	\$1,240,000	\$1,970	\$1,790,000	\$2,190	\$2,340,000	\$2,410	\$2,890,000	\$2,630
\$700,000	\$1,420	\$1,250,000	\$1,970	\$1,800,000	\$2,190	\$2,350,000	\$2,410	\$2,900,000	\$2,630
\$710,000	\$1,440	\$1,260,000	\$1,975	\$1,810,000	\$2,195	\$2,360,000	\$2,415	\$2,910,000	\$2,635
\$720,000	\$1,450	\$1,270,000	\$1,980	\$1,820,000	\$2,200	\$2,370,000	\$2,420	\$2,920,000	\$2,640
\$730,000	\$1,470	\$1,280,000	\$1,985	\$1,830,000	\$2,205	\$2,380,000	\$2,425	\$2,930,000	\$2,645
\$740,000	\$1,480	\$1,290,000	\$1,990	\$1,840,000	\$2,210	\$2,390,000	\$2,430	\$2,940,000	\$2,650
\$750,000	\$1,500	\$1,300,000	\$1,990	\$1,850,000	\$2,210	\$2,400,000	\$2,430	\$2,950,000	\$2,650
\$760,000	\$1,510	\$1,310,000	\$1,995	\$1,860,000	\$2,215	\$2,410,000	\$2,435	\$2,960,000	\$2,655
\$770,000	\$1,530	\$1,320,000	\$2,000	\$1,870,000	\$2,220	\$2,420,000	\$2,440	\$2,970,000	\$2,660
\$780,000	\$1,540	\$1,330,000	\$2,005	\$1,880,000	\$2,225	\$2,430,000	\$2,445	\$2,980,000	\$2,665
\$790,000	\$1,560	\$1,340,000	\$2,010	\$1,890,000	\$2,230	\$2,440,000	\$2,450	\$2,990,000	\$2,670
								\$3,000,000	\$2,670

Area B: Pima and All Other Counties

Amount to and Including	Sale Cash	Sale and Loan
\$100,000	\$1,082	\$1,332
\$120,000	\$1,110	\$1,360
\$140,000	\$1,132	\$1,382
\$160,000	\$1,154	\$1,404
\$180,000	\$1,176	\$1,426
\$200,000	\$1,200	\$1,450
\$220,000	\$1,222	\$1,472
\$240,000	\$1,244	\$1,494
\$260,000	\$1,266	\$1,516
\$280,000	\$1,288	\$1,538
\$300,000	\$1,312	\$1,562
\$320,000	\$1,334	\$1,584
\$340,000	\$1,356	\$1,606
\$360,000	\$1,378	\$1,628
\$380,000	\$1,400	\$1,650
\$400,000	\$1,424	\$1,674
\$420,000	\$1,446	\$1,696

Amount to and Including	Sale Cash	Sale and Loan
\$440,000	\$1,468	\$1,718
\$460,000	\$1,490	\$1,740
\$480,000	\$1,512	\$1,762
\$500,000	\$1,536	\$1,786
\$520,000	\$1,558	\$1,808
\$540,000	\$1,580	\$1,830
\$560,000	\$1,602	\$1,852
\$580,000	\$1,624	\$1,874
\$600,000	\$1,648	\$1,898
\$620,000	\$1,670	\$1,920
\$640,000	\$1,692	\$1,942
\$660,000	\$1,714	\$1,964
\$680,000	\$1,736	\$1,986
\$700,000	\$1,760	\$2,010
\$720,000	\$1,782	\$2,032
\$740,000	\$1,804	\$2,054
\$760,000	\$1,826	\$2,076
\$780,000	\$1,848	\$2,098
\$800,000	\$1,872	\$2,122
\$820,000	\$1,894	\$2,144
\$840,000	\$1,916	\$2,166
\$860,000	\$1,938	\$2,188
\$880,000	\$1,960	\$2,210
\$900,000	\$1,984	\$2,234
\$920,000	\$2,006	\$2,256
\$940,000	\$2,028	\$2,278
\$960,000	\$2,050	\$2,300
\$980,000	\$2,072	\$2,322
\$1,000,000	\$2,096	\$2,346
Above \$1,000,000	Add \$22 per \$20,000 or fraction thereof	