



Closing USA

SCHEDULE OF ESCROW FEES AND CHARGES

Effective July 30, 2021

Note: this Schedule of Fees and Charges shall
supersede all previously published Schedules of Fees
and Charges

Section 1 – Definitions

All definitions provided herein are taken from the Arizona Revised Statutes (A.R.S. 6-801)

"Account servicing" means the holding of documents or written instruments and the receipt and disbursement of payments according to the instructions of the parties to the documents or written instruments.

"Escrow" means any transaction in which any escrow property is delivered with or without transfer of legal or equitable title, or both, and irrespective of whether a debtor-creditor relationship is created, 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, to be delivered or redelivered by that person upon the contingent happening or non-happening of a specified event or performance or nonperformance of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promisee, promisor, obligee, obligor, bailee or bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts and account servicing.

"Escrow agent" means any person engaged in the business of accepting escrows.

"Escrow business" means a commercial activity characterized by the regular and continuous carrying on of escrow transactions.

"Escrow property" means property, money, a written instrument or evidence of title or possession to real or personal property or any other thing of value.

Section 2 – Schedule of Escrow Fees

Description of Fee	Amount
<u>Full Escrow Settlement Fee</u> – bundled fee for new purchase or refinance settlement; includes the following services: obtaining payoff amounts, title clearance, scheduling the closing(s), preparation of the closing disclosure, sending loan documents to notary, conducting the closing, review of executed documents, receiving disbursement funds, disbursing all loan funds, wire fees and overnight fees.	\$500
<u>Partial Escrow (sub-escrow) Settlement Fee</u> – bundled fee for new purchase or refinance settlement on a semi-automated platform; includes the following services: title clearance, review of executed documents, preparation of the closing disclosure, receiving disbursement funds, disbursing all loan funds, wire fees and overnight fees.	\$300

Negotiated Fee – Closing USA, LLC reserves the right to charge contractually negotiated pricing for certain clients. Said pricing will be documented and maintained outside of the filed rates.

Additional/Miscellaneous Fees

Closing USA, LLC reserves the right to charge additional fees, in the event additional work is required on any given transaction due to the condition of title, additional services requested and/or additional work required by the company to ensure an accurate, compliant, and timely closing. The following fees are

representative to common additional work fees that may be charged on any given transaction in connection with the work described above:

Description of Fee	Amount
<u>Resign Fee</u> – charged whenever problems during closing cause the package to be re-signed, through no fault of Closing USA. The fee includes re-scheduling and conducting a new closing, sending documents to the notary, and postage fees.	\$130
<u>Split Signing Fee</u> – charged when the principals to a closing are physically separated, or other circumstances require two separate notarial acts and delivery of closing documents.	\$130
<u>Document Preparation Fee</u> – charged in connection with the preparation of deeds and/or other necessary documents to cure title for closing, and coordinating documents for signature	\$100 per document
<u>Dormancy Fee</u> – charged for the processing and administration coincidental with any unclaimed escrow funds, including courier services, stop payment fees, and other expenses associated with dormant funds.	\$25 per month
Additional Courier /Express Delivery Services	\$15 per delivery