

NEW LAND TITLE AGENCY, LLC



ESCROW FEES AND CHARGES **FOR THE STATE OF ARIZONA**

This Schedule of fees and Charges shall supersede all Schedules of Fees and Charges which have heretofore been displayed in our offices and filed with the Arizona Department of Financial Institution pursuant to A.R.S. §6-846 et. Seq. On behalf of New Land Title Agency, LLC.

EFFECTIVE

July 1, 2019

Unless otherwise indicated.

Previous Versions

(August 1, 2009)

(December 1, 2010)

(February 1, 2014)

(October 1, 2016)

NEW LAND TITLE AGENCY, LLC

BASIC ESCROW RATE TABLE ALL ARIZONA COUNTIES		
TRANSACTION AMOUNT Up to and Including	RATE \$	
\$1,000.00 to \$100,000.00	\$850.00	
\$100,001.00 to \$200,000.00	\$950.00	
\$200,001.00 to \$300,000.00	\$1050.00	
\$300,001.00 to \$400,000.00	\$1150.00	
\$400,001.00 to \$500,000.00	\$1250.00	
\$500,001.00 to \$600,000.00	\$1350.00	
\$600,001.00 to \$700,000.00	\$1450.00	
\$700,001.00 to \$800,000.00	\$1550.00	
\$800,001.00 to \$900,000.00	\$1650.00	
\$900,001.00 to \$1,000,000.00	\$1750.00	
For Transactions in Excess of \$1,000,001.00		
Amount of Liability	Additional Rate	Rate
Over 1,000,001.00	Add \$1.00 per \$1,000.00 or fraction thereof	As Calculated

NEW LAND TITLE AGENCY, LLC

GENERAL RULES

A. DEFINITION OF ESCROW - ARS§6-801(4), as Amended

"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.

B. EFFECTIVE DATE

All rates set forth herein become effective when approved by the Arizona Department of Financial Institution or by operation of law.

C. APPLICABILITY

For purposes of rate application, counties shall be included in Zones as follows:

Zone	Counties
1	ALL ARIZONA COUNTIES

All fees and charges shall be considered earned by the Company upon close of escrow and shall be non-refundable.

D. MINIMUM CHARGES

Unless otherwise set forth within a specific rate herein, the minimum charge for any escrow transaction shall be:

Zone	Minimum Rate
1	\$850.00

Should any rate as set forth herein specify a higher or lower minimum than that shown above, then the minimum set forth in such rate shall prevail.

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E. COMPUTATION FROM BASIC RATE

1. The applicable rates shall be computed on a per-unit of insurance basis in multiples of \$1,000.00, including any fraction thereof, in accordance with the division of such units as set forth in the applicable Basic Escrow Rate Table.
2. Whenever percentages of the Basic Escrow Rate are used, the charge arrived at shall be rounded up to the nearest dollar.

F. PAYMENT OF ESCROW CHARGES

Unless otherwise instructed in writing by the parties, the escrow charges and recording/filing fees shall be paid one-half by Buyer and one-half by Seller.

Unless otherwise instructed in writing by the parties, any charges incurred for miscellaneous or additional services provided or requested by the parties shall be charged to the person who requested such services(s) or who will benefit by such service(s).

G. SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS)

The Basic Sale Escrow Fee as set forth herein shall be charged on each separate sale, seller or exchanger involved.

The applicable charge applies on the amount of each individual sale or exchange even though there may be one common purchaser, and the sales or exchanges are handled concurrently, and one or more separate escrows are involved.

H. UNDIVIDED INTEREST SOLD SEPERATELY FROM REMAINING INTEREST

The Basic Sale Escrow Fee Charge as set forth herein shall be charged based upon the interest covered, the purchase price or the fair value thereof, whichever is the higher.

I. DELETED AND RESERVED FOR FUTURE USE

J. GEOGRAPHIC APPLICATION OF RATES

Unless otherwise noted, the applicable escrow fees shall be determined by the county in which the escrow is handled and not the county where the property is located.

K. MISCELLANEOUS SERVICES

Fees for services set forth in this Manual which are not listed as being included in a particular rate shall be charged to the party who has requested such service or who will benefit by such service and shall be in addition to that particular rate.

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CHAPTER I - ESCROW - BASIC CHARGES

E101. SALE – BASIC CHARGE

A. Cash Sale Transaction Without Payoff

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the amount of the insurance issued, purchase price, or fair value of the property subject to the escrow (includes Overnight Delivery Fees, Courier Fees, Document Preparation Fees and Wire Processing Fees which, in the aggregate, do not exceed \$125.00. Aggregate fees in excess of \$125.00 shall be charged based on actual cost(s)). If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable.

B. Bundled Sale – Sale Transaction With No Concurrent Loan, With Payoff

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the amount of the insurance issued, purchase price, or fair value of the property subject to the escrow (includes Overnight Delivery Fees, Courier Fees, Payoff Tracking and Processing Fee, Document Preparation Fees and Wire Processing Fees). If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable.

Zone 1: 100% of the Basic Escrow Rate plus an additional \$200.00

C. Bundled Sale – Sale Transaction With Concurrent Loan(s), With or Without Payoff

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the amount of the insurance issued, purchase price, or fair value of the property subject to the escrow (includes Overnight Delivery Fees, Courier Fees, Loan Tie-In Fee, Payoff Tracking and Processing Fee, Electronic Document Fee, Document Preparation Fees and Wire Processing Fees). If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable.

Zone 1: 100% of the Basic Escrow Rate plus an additional \$300.00

D. Bundled Sale – Builder Transaction With or Without Concurrent Loan(s), With or Without Payoff

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the amount of the insurance issued, purchase price, or fair value of the property subject to the escrow (includes Overnight Delivery Fees, Courier Fees, Loan Tie-In Fee, Payoff Tracking, Release Preparation Fees, Electronic Document Fee, Document Preparation Fees, Public Report Binder Fee and Wire Processing Fees). If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable

Zone 1: 100% of the Basic Escrow Rate plus an additional \$400.00

E102. LOAN ESCROW RATES

Refer to Chapter V of this Manual for escrow rates for loan rates for the financing, refinancing or revamping a loan, construction loans and other loan rates.

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E103. LOAN TIE-IN FEE – SALE ESCROW WITH NEW LOAN

When a loan escrow is closed concurrently with a sale, there shall be an additional \$100 escrow fee charged per loan closed that is to be secured by the property subject to the escrow. The rate is in addition to the escrow fee charged for closing the sale escrow and shall be applicable regardless of the type of lender (i.e. institutional or private lender, seller carry-back, etc.) or loan program

*Residential sale transactions, the fee is included in Section E101C

*Builder sale transactions, the fee is included in Section E101D

E104. LEASEHOLD – BASIC CHARGE

The escrow rate for leasehold shall be based upon the fair value of the property or the total amount of the lease payments, whichever is less.

1. Leasehold Basic Charge (except for oil, gas or mineral leases)	100% of the Basic Rate
2. Oil, Gas or Mineral Leases	200% of the Basic Rate

E105. TIMESHARE – BASIC CHARGE

The rate for any escrow that involves the sale or purchase of a Time Share Estate as defined by A.R.S. §33-707(E) shall be \$100. No other rate shall be applied to this rate.

E106. ESCROW ONLY – BASIC CHARGE

The escrow fee for an escrow involving a transfer or encumbrance of real property, manufactured home, mobile home or factory-built building designed for use as a residential dwelling in which no title insurance is to be issued shall be 200% of the Basic Escrow Rate. This rate does not preclude the application of charges under Sections E309 and E410. No other rate shall be applied to this rate.

Approval of the Branch Manager must be obtained prior to acceptance of such a transaction.

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CHAPTER II – SUBDIVISION AND COMMERCIAL RATES

E201. SUBDIVIDERS, BUILDERS AND COMMERCIAL DEVELOPERS

This rate is available to a builder, contractor, developer or subdivider, hereinafter “builder” customarily engaged in such business for the units to be developed. The amount of the adjustment to the charge is dependent upon the number of units.

The total of number of units may be located within one or more subdivisions situated within the State of Arizona to determine the rate to be given.

NOTE: These rates apply to only one half of the total escrow fee (i.e. the builder’s portion of the total escrow fee).

In the event the builder pays the entire escrow fee, the remaining one half shall be charged the full basic rate. No other discounted rate shall be applied to these rates.

A. ALL COUNTIES

Number of Units	Rate Calculated From Basic Escrow Rate
1 to 100	70%
101-1000	50%
1001-1200	30%
1,201 or more	\$100 Regardless of liability amount
The minimum rate shall be \$100	

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E202. COMMERCIAL ESCROW RATE

Escrow services performed in conjunction with title services shall be charged based upon the dollar amount of the transaction, at the following rates:

Liability Amount	Rate
Up to \$2,000,000	70% of the Basic Escrow Rate
\$2,000,001 - \$3,000,000	65% of the Basic Escrow Rate
\$3,000,001 - \$5,000,000	60% of the Basic Escrow Rate
\$5,000,001 - \$10,000,000	\$3,500.00
\$10,000,001 - \$15,000,000	\$4,500.00
\$15,000,001 and above	\$5,000.00

The following services shall be included in the above rate:

- A. Unlimited outgoing wire transfers
- B. Unlimited payoff tracking and processing fees
- C. Electronic Document Fees
- D. Overnight Delivery Fees and Courier fees

Miscellaneous Services: Fees for services set forth in this Manual which are not listed as being included in this rate shall be charged to the party who has requested such service or who will benefit by such service and shall be in addition to this rate.

E203. ABBREVIATED ESCROW - COMMERCIAL

An abbreviated escrow will be provided at the rates indicated when any one or more of the following services are provided in conjunction with the issuance of title insurance product(s):

A.	Receipt and disbursement of funds:	\$250.00
B.	Acceptance and recordation of documents:	\$250.00
C.	Ordering Payoffs:	\$75.00
D.	Outgoing Wire Transfers	No Charge

When more than one service is provided in an escrow, then the charge for each service provided shall be accumulated and combined as a total charge for the escrow.

This rate does not include recording and filing service fees due the County Recorder or filing office as set forth in this manual.

When additional services are requested, there shall be an additional charge of \$100 per hour, with a minimum charge of \$100 plus \$50 per each additional half-hour or fraction thereof.

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E204. ABBREVIATED ESCROW – COMMERCIAL – MULTIPLE SITES

When there are multiple commercial properties in multiple sites, an abbreviated escrow will be provided at a rate of \$1,000 per site, when any one or more of the following services are provided in conjunction with the issuance of the title insurance product(s):

1. Receipt and disbursement of funds
2. Outgoing Wire Transfers
3. Acceptance and recordation of documents
4. Ordering payoffs

This rate does not include recording and filing service fees due to the County Recorder or filing office as set forth in this manual.

When additional services are requested, there shall be an additional charge of \$100 per hour, with a minimum charge of \$100 plus \$50 per each additional half-hour or fraction thereof.

E205. LOAN RATE - COMMERCIAL

Refer to Chapter V - Loan Escrow Rates

E206. OPTION TAKE-DOWN

When all or a portion of the properties in single or multiple sites are purchased pursuant to the exercise of an Option Agreement and wherein a Memorandum of Option Agreement is recorded between a Homebuilder and a Land Banker, the flat escrow fee will be \$125 (with or without financing).

This rate may be applied when the property is purchased in whole or part, pursuant to the terms of the Option Agreement. A copy of the Option Agreement and/or recorded Memorandum of Option Agreement shall be retained by the company.

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CHAPTER III - SPECIAL RATES

The rates contained within this section are considered reduced rates. No other rate shall be applied to these rates.

E301. INVESTOR RATE

This rate is available to builders, contractors, developers, subdividers, licensed real estate agents or brokers, licensed mortgage brokers, loan officers or other individuals, groups of individuals or entities customarily engaged in real estate investments for the production of income and profit, wherein they are the buyer, borrower or seller. This rate is applicable only to the escrow fees which are being paid by the investor.

The charge will be 70% of the Basic Escrow Rate.

E302. EMPLOYEE RATE

There shall be no escrow rate charged for transactions closed in connection with the financing, refinancing, sale or purchase of the employee's primary residence for any employee of New Land Title Agency, LLC or for an employee of any parent company, sister company or subsidiary company thereof, including employees on approved retirement. 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. This complementary service is limited to one purchase or one sale or one refinance during a 12 month period (one transaction).

There shall be a charge equal to 25% of the Basic Escrow Rate for transactions closed in connection with the financing, refinancing, sale or purchase of the primary residence for any employee of any other escrow or title company or agency.

E303. SENIOR CITIZEN RATE

This rate is available to all persons of the age 65 years or older on or before the close of escrow date. The person requesting this rate must present proof of age.

The charge will be 70% of the Basic Escrow Rate.

E304. FIRST RESPONDER'S RATE

This rate is available to any First Responder. A First Responder includes police officers, firefighters, emergency medical personnel, active duty military, National Guard and Red Cross employees. The person requesting the rate must present proof of employment or active duty status.

The charge will be 70% of the Basic Escrow Rate.

E305. DELETED AND RESERVED FOR FUTURE USE

E306. DELETED AND RESERVED FOR FUTURE USE

E307. DELETED AND RESERVED FOR FUTURE USE

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E308. CORPORATE RELOCATION RATE

This rate is available to individuals through association with their employer or their employer's relocation company when the employee is being relocated by its employer, and shall be extended to the employer or employer's Relocation Company only if the transferred employee has already conveyed title to the employer or relocation company. This rate shall apply only to transactions involving the purchase or resale of an employee's primary residence and only to the relocated employee's share of the Basic Escrow Rate.

The charge will be 70% of the Basic Escrow Rate.

E309. REO (REAL ESTATE OWNED) SALE ESCROW RATE – 1-4 SFR PROPERTY

This rate shall be applied to an escrow transaction involving an REO resale, and title insurance is not being provided by the Escrow Agent.

This rate shall be the sale escrow rate applicable to this type of transaction and unless otherwise instructed in writing by the parties shall be paid one-half by buyer and one-half by seller.

Loan Tie-In Fee: In transactions where one or more new loan is involved, then there shall be a Loan Tie-In Fee of \$100 per loan added to this rate.

Miscellaneous Services: Fees for services set forth in this Manual which are not listed as being included in this rate shall be charged to the party who has requested such service or who will benefit by such service and shall be in addition to this rate.

No other rate shall be applied to this rate.

Description		Rate
A.	BASIC ESCROW SERVICE Does not include any other charges filed separately in this manual. All such charges incurred shall be in addition to this escrow fee.	\$1,000.00
B.	PREMIUM ESCROW SERVICE Includes: receipt and printing of one (1) electronic loan package, one (1) courier and overnight delivery fee, one (1) recording and filing service fee and one (1) wire fee.	\$1,200.00
C.	PREMIUM PLUS ESCROW SERVICE Includes: receipt and printing of two (2) electronic loan packages, two (2) outside signing fees, recording and filing service fee, unlimited courier and overnight delivery fees, unlimited wire fees, unlimited reconveyance and payoff tracking fees.	\$1,500.00

E310. CONTRACT RATE - GOVERNMENTAL AGENCIES & POLITICAL SUBDIVISIONS

Separate contract bids may be solicited and entered into with any federal, state, county or municipal governmental entity, agent or political subdivision, which is a buyer, borrower, seller or exchanger of real property for the furnishing of escrow services. All bids will reflect and be based upon the complexity of the transaction. Any such contracted bids must be approved in writing by the Branch Manager. A copy of said contract bid is to be placed in each escrow file for which the rate applies.

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E311. NEGOTIATED RATE

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

The minimum charges set forth in Section D shall not apply to this section.

E312. COMPETITOR'S RATES

The Company reserves the right to match any written escrow rate quote from a State of Arizona licensed title/escrow company. All such agreements must be approved in writing by The Company Branch Manager and signed by all pertinent parties. A copy of said agreement is to be placed in each escrow file for which the rate applies.

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CHAPTER IV - MISCELLANEOUS SERVICES

E401. INTEREST BEARING ACCOUNTS

In connection with an escrow, all funds in escrow may be placed into an interest bearing account upon the written request from the depositor of said funds. The depositor of such funds shall complete and sign an IRS W9 form and an Interest Bearing Account Authorization as provided by the Company before such an account can be opened.

The charge for opening, servicing and closing out of such an account shall be \$100.00 per account.

E402. FUNDS HOLD BACK FEE

When funds remain in an escrow subsequent to the closing thereof for a specific purpose upon the request of the parties, the following rates shall apply and are in addition to any other escrow fees charged in the transaction:

Amount of Hold Back	Fee
Up to \$75,000	\$200.00
\$75,001 to \$200,000	\$300.00
\$200,001 and above	\$500.00
Commercial Hold Backs (regardless of the amount)	\$500.00

In the event the parties request additional services in connection with the hold back account at time of closing, then such fees as set forth in this manual shall be collected at close of escrow and shall be considered earned and non-refundable.

No other rate shall be applied to this rate.

E403. DELETED AND RESERVED FOR FUTURE USE

E404. PUBLIC REAL ESTATE REPORTS – OUTSIDE ESCROW & TITLE INSURANCE

A. ALL COUNTIES

Public reports as required by the Arizona Department of Real Estate for builders or developers using escrow and/or title services from another company will be provided at a rate of \$100 per hour or fraction thereof with a minimum of 50 hours.

E405. PUBLIC REPORT BINDER

When the Company provides copies of Public Reports upon request by the party, there shall be a fee charged of \$35.00 each.*

*Builder sale transaction, the fee is included in Section E101D

E406. MANUFACTURED UNIT TITLE TRANSFER/AFFIXTURE PROCESSING FEES

For purposes of this section, the term *UNIT* shall mean a single manufactured dwelling, trailer or other modular or manufactured structure used for residential or commercial purposes and whether or not comprised of one or more sections, which requires the processing of Manufacturer's Certificate(s) of Origin, Certificate(s) of Title and/or Affidavit(s) of Affixture.

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The applicable processing fee set forth below shall be in addition to the escrow rate charged for closing the transaction and is considered earned at close of escrow and shall be non-refundable.

Service		All Counties
A.	Transfer of Title	\$250.00 per unit
B.	Affidavit of Affixture	\$250.00 per unit

The above fees include any and all fees due any State Motor Vehicle Department and/or third party vehicular title processing service.

E407. ABBREVIATED ESCROW OR SUB-ESCROW RATE: 1 to 4 SFR RESIDENTIAL

Abbreviated or sub-escrow services may be provided separately or in support of a primary escrow holder or institutional lender at the following rates:

- A. An abbreviated escrow may be provided if a transaction involves the following escrow duties
1. Receipt and disbursement of funds and/or
 2. Acceptance and recordation of documents,

Zone 1
\$150

When additional services are requested, there shall be an additional charge of \$100 per hour, with a minimum charge of \$100 plus \$50 per each additional half-hour or fraction thereof.

E408. DIRECT TRANSACTION FEES - SALE OR LOAN TRANSACTION

Description		Rate
A.	Sale Escrow Instructions The charge for the preparation of Sale Escrow Instructions.	\$150.00 Plus applicable sale escrow rate
B.	Loan Escrow Instructions The charge for the preparation of loan escrow instructions.	\$150.00 Plus applicable loan escrow rate

E409. EXCHANGE ACCOMODATION FEE

When an escrow transaction involves a 1031 Tax Deferred Exchange or a simultaneous exchange of property, there shall be an additional charge of \$100 for each exchange or property involved in the transaction. This fee shall be in addition to the escrow fee charged for closing the transaction.

In the case of a 1031 Tax Deferred Exchange, the exchange fee shall be paid by the exchanger, unless otherwise instructed in writing by the parties.

In the case of a simultaneous exchange, the exchange accommodation fee shall be paid one-half by each party, or when the purchase agreement states that the escrow fee shall be paid according to custom, unless otherwise instructed in writing by the parties.

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E410. SHORT SALE SELLER'S TRANSACTION FEE

- A. When the transaction results in one or more existing lenders accepting less than the actual amount owed under its encumbrance ("short-payoff" or "short sale"), there shall be a bundled service fee charged to Sellers in lieu of other miscellaneous charges that would normally be incurred by the Seller to close the transaction. Said fee shall be charged to the Seller in addition to the Seller's portion of the basic sale escrow rate, and shall include the following:

Transaction Fee	Includes
\$300.00	Unlimited payoff tracking and processing fees, unlimited recording and filing service fees, unlimited wire fees, and unlimited courier fees.

E411. ACCELERATED ESCROW RATE

There shall be an additional fee of \$250 charged on any transaction that is processed within a three-business day period at the request of the customer.

E412. ACCOMODATION FEE

- A. **Taking Signatures:** \$150 The fee for taking signatures plus costs incurred for such services as set forth in this manual (such as overnight delivery or courier service), if any, in performing the service. The duties of the Company shall be only in the taking of signatures on documents provided by the customer or on behalf of the customer.
- B. **Returning Loan Package(s) Separately:** \$100 for returning a separate loan package back to the lender and/or borrower, plus costs incurred for such services as set forth in this manual (such as overnight delivery or courier service), if any.
- C. **Coordinating Recording of Documents:** \$100. The Company may, upon request and at the discretion of the Company, coordinate the recording of the documents providing that such recording does not impose any liability upon the Company and providing that the parties sign an "Accommodation Recording Instruction and Hold Harmless" in a form provided by the company.

E413. RENT GUARANTEE ESCROW

When estimated rental and/or triple-net charges, common area maintenance revenue are guaranteed by the seller, and funds are held in escrow pursuant to a written agreement, the fees shall be \$50 per month.

E414. UCC, LIEN AND/OR JUDGEMENT SEARCH SERVICE FEE

When the parties to an escrow request a UCC, lien and/or judgment search through any governmental entity of any jurisdiction requesting information that is not in the normal course of title examination on the real estate, or an update to a previous search, based upon the name(s) of the parties involved in the transaction, the charges shall be \$100 for each search requested and for each update requested.

This fee does not include any fees incurred with any governmental office or third party vendor for the search and/or copies provided by such office.

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E415. SPECIAL SERVICES OR ADDITIONAL WORK CHARGE

A \$100 an hour work charge will be made when special services or additional work is requested or required that is over and above the normal services provided in the type of escrow to be closed. The customer will be notified of the charges before they are incurred. In the event such charges are made, the deposit of final funds and the signing of final documents or the acceptance of the work performed will constitute approval of the charges.

Under such circumstances, the minimum fee shall be \$100 plus \$50 per each additional half-hour or fraction thereof.

E416. RECORDING & FILING SERVICE FEES

The fees charged for recording and/or filing fees with the County Recorder, Secretary of State or other applicable government office shall be:

Description		Fee Per File
		Zone 1
1.	Refinance or Loan (non-commercial properties)	\$75
2.	Sale with New Loan	\$150
3.	All Cash Transactions (non-commercial properties)	\$150
4.	All Other Transactions	\$150
5.	Commercial Sale (with or without loan) or Refinance	\$150

The above fees shall be considered earned at close of escrow and shall be non-refundable.

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E417. ABANDONED OR DORMANT FUNDS CUSTODIAL FEE

This rate shall apply when funds are remaining in an escrow account, account servicing or trust account due to a payee's failure to negotiate a check provided as payment or fails to claim the funds belonging to them that remain in the account.

There shall be a minimum charge of \$120, which shall be considered earned after expiration of the applicable time period(s) set forth below. When the funds have remained in escrow for a period of more than twelve (12) months, then there shall be an additional fee of \$10 per month or fraction thereof, which shall be considered earned at the end of each additional month.

Description	Abandoned/Dormant After
Dormant Funds	One-Hundred and Eighty (180) days from the time the funds became available.
Stale Dated Checks	Ninety (90) days after date of issuance of the check.

This fee shall also apply to charges that occurred in escrow, wherein a payee other than a principal to the escrow, failed to negotiate amounts tendered to them through the escrow or failed to claim funds belonging to them that remain in escrow.

The parties to the escrow shall be notified in writing (1) at or prior to close of escrow that such a fee will be incurred or (2) by written notice sent to the last known address at least 60 days prior to implementation of the charge. Fees as incurred shall be deducted from the amount held prior to disbursement and until such time as any remaining funds are escheated to the state pursuant to ARS Title 44, Chapter 3, Article 1. In the event the amount of the fee(s) incurred is/are more than the amount of funds held in escrow, then the amount of the funds remaining in the file shall be considered payment in full of the fees due.

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CHAPTER V - LOAN ESCROW RATES

E501. SECOND/SUBSEQUENT LOAN CONCURRENT WITH A FINANCING ESCROW

When a financing or re-financing transaction includes a second or subsequent loan closed in conjunction with the new first loan, there shall be a fee of \$100 for each additional loan processed in excess of the first loan. This fee is in addition to the applicable rate charged for the loan transaction.

E502. LOAN ESCROW RATE - 1 to 4 SFR & NON-COMMERCIAL PROPERTIES

This rate shall be applicable to any loan-only transaction, regardless of whether or not there is/are any existing loan(s) to be paid off as a part of the escrow and when there is no transfer of title involved, all loan documents will be provided by the lender and no documents are to be provided by the Escrow Holder, the fee, regardless of the loan amount, shall be:

Zone	Rate
Zone 1	\$350.00 Includes: courier and overnight delivery fees, wire fees, document preparation fees, electronic documents and payoff tracking fees. Does not include the Recording Service Fee or other filed rates included in this manual for special services as requested or required to close the escrow.
No other rate shall be applied to this rate.	

Miscellaneous Services: Fees for services set forth in this Manual which are not listed as being included in this rate shall be charged to the party who has requested such service or who will benefit by such service and shall be in addition to this rate.

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E503. LOAN ESCROW RATE - COMMERCIAL

This rate shall be applicable to any loan-only transaction, regardless of whether or not there is/are any existing loan(s) to be paid off as a part of the escrow and when there is no transfer of title and all loan documents are provided by the lender and no documents are to be provided by the Company, the fee shall be:

Liability	Charge
Up to \$1,000,000	\$750
\$1,000,001 to \$3,000,000	\$1,000
Over \$3,000,000	\$1,500
No other rate shall be applied to this rate.	

In situations where minimal or abbreviated services are required, the escrow rate described in Section E203 or E204 shall be charged, whichever is applicable.

E504. CONSTRUCTION LOAN

When the purpose of the escrow is to close on a construction loan, and there is no transfer of title, the charge to close the construction loan shall be 100% of the Basic Escrow Rate.

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E505. CONSTRUCTION LOAN HOLD BACK AND DISBURSEMENT ESCROW

The charges for disbursement of construction funds pursuant to a construction disbursement agreement are as follows:

A. Projects without Lien Tracking		
1.	Set Up Fee	\$750.00
2.	Disbursement Fee (per draw – includes one check)	\$100.00
3.	Additional checks per draw in excess of one (per check)	\$ 25.00

B. Projects with Lien Tracking		
1.	Set Up Fee	\$750.00
2.	Disbursement Fee (per draw)	1/10 th of 1% of the amount of the draw

C. Document Collection and Review Fee		
When there is no collection or disbursement of funds involved, and the Company is asked to collect and review documentation pertaining to draws and lien waivers, the fee shall be:		
1.	Set Up Fee	\$750.00
2.	Package Review - Each	\$100.00

In all situations, additional services requested or required under the terms of the construction disbursement agreement, including but not limited to overnight delivery or courier fees, wire-out fees, cancellation and reissue of checks and/or setting up of an interest bearing account, shall be charged at the applicable rate set forth in this section if and as incurred, and shall be charged to the party requesting such services, and shall be deducted from the amount due said party.

In the event the lender or borrower request additional services in connection with the hold back/disbursement account at time of closing, then such fees shall be collected as set forth in this manual at close of escrow and shall be considered earned and non-refundable.

When the Construction Hold Back & Disbursement Escrow is set up in conjunction with the closing of the loan by the Company, the fees set forth above shall be in addition to fees charged in connection with the loan closing.

No other rate shall be applied to this rate.