

**GRS TITLE SERVICES, LLC
DBA
KENSINGTON VANGUARD
NATIONAL TITLE**



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

EFFECTIVE December 30, 2023

Kensington Vanguard National Title

Table of Contents

BASIC ESCROW RATE	1
GENERAL RULES	2
A. DEFINITION OF ESCROW - ARS§6-801(4), AS AMENDED	2
B. EFFECTIVE DATE	2
C. APPLICABILITY	2
D. MINIMUM CHARGES	2
E. COMPUTATION FROM BASIC RATE	2
F. PAYMENT OF ESCROW CHARGES	2
G. SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS)	3
H. UNDIVIDED INTEREST SOLD SEPARATELY FROM REMAINING INTEREST	3
I. FAIR VALUE - DEFINED	3
CHAPTER I - ESCROW - BASIC CHARGES	4
E101. SALE – BASIC CHARGE	4
E102. LOAN TIE-IN FEE – SALE ESCROW WITH NEW LOAN	4
E103. LOAN ESCROW RATES	4
E104. LEASEHOLD – BASIC CHARGE	4
E105. RESERVED	4
E106. ESCROW ONLY – BASIC CHARGE	4
CHAPTER II – SUBDIVISION AND COMMERCIAL RATES	5
E201. SUBDIVIDER, BUILDERS AND COMMERCIAL DEVELOPERS	5
E202. COMMERCIAL ESCROW RATE	6
E203. ABBREVIATED ESCROW - COMMERCIAL	6
E204. RESERVED	7
E205. LOAN RATE - COMMERCIAL	7
CHAPTER III - SPECIAL RATES	8
E301. INVESTOR RATE	8
E302. RESERVED	8

Kensington Vanguard National Title

E303. SENIOR CITIZEN RATE	8
E304. FIRST RESPONDER'S RATE	8
E305. CORPORATE RELOCATION RATE	8
E306. COMPETITORS' RATES	9
E307. REO (REAL ESTATE OWNED) SALE ESCROW RATE – 1-4 SFR PROPERTY	9
E308. CONTRACT RATE-GOVERNMENTAL AGENCIES & POLITICAL SUBDIVISIONS	10
E309. NEGOTIATED RATE	10
CHAPTER IV - MISCELLANEOUS SERVICES	11
E401. INTEREST BEARING ACCOUNTS	11
E402. FUNDS HOLD BACK FEE	11
E403. RESERVED	11
E404. PUBLIC REAL ESTATE REPORTS - OUTSIDE ESCROW & TITLE INSURANCE	11
E405. PUBLIC REPORT BINDER	11
E406. MANUFACTURED UNIT TITLE TRANSFER/AFFIXTURE PROCESSING FEES	12
E407. ABBREVIATED ESCROW OR SUB-ESCROW RATE: 1 to 4 SFR RESIDENTIAL	12
E408. DIRECT TRANSACTION FEES - SALE OR LOAN TRANSACTION	12
E409. EXCHANGE ACCOMODATION FEE	13
E410. SHORT SALE SELLER'S TRANSACTION FEE	13
E411. ACCELERATED ESCROW RATE	14
E412. ACCOMMODATION FEE	14
E413. RENT GUARANTEE ESCROW	14
E414. UCC, LIEN AND/OR JUDGEMENT SEARCH SERVICE FEE	14
E415. SPECIAL SERVICES OR ADDITIONAL WORK CHARGE	15
E416. RECORDING & FILING SERVICE FEES	15
E417. ABANDONED OR DORMANT FUNDS CUSTODIAL FEE	16
CHAPTER V - LOAN ESCROW RATES	17
E501. RESIDENTIAL REFINANCE RATE	17
E502. SECOND/SUBSEQUENT LOAN CONCURRENT WITH A FINANCING ESCROW	17

Kensington Vanguard National Title

E503. LOAN ESCROW RATE - COMMERCIAL	18
E504. CONSTRUCTION LOAN	18
E505. CONSTRUCTION LOAN HOLD BACK AND DISBURSEMENT ESCROW	19
CHAPTER VI- ACCOUNT SERVICING	20
E601. RESERVED	20
E602. RESERVED	20
CHAPTER VII - SUBDIVISION TRUSTS	21
E701. RESERVED	21
E702. RESERVED	21
CHAPTER VIII – BUSINESS TRANSACTION ESCROW RATE	22
E801. BUSINESS TRANSACTION ESCROW RATE	22

**BASIC ESCROW RATE
STATE OF ARIZONA - ALL COUNTIES**

<u>Liability</u>	<u>Rate</u>	=	<u>Liability</u>	<u>Rate</u>	=	<u>Liability</u>	<u>Rate</u>
\$100,000.00	\$800.00		\$410,000.00	\$1,265.00		\$720,000.00	\$1,730.00
\$110,000.00	\$815.00		\$420,000.00	\$1,280.00		\$730,000.00	\$1,745.00
\$120,000.00	\$830.00		\$430,000.00	\$1,295.00		\$740,000.00	\$1,760.00
\$130,000.00	\$845.00		\$440,000.00	\$1,310.00		\$750,000.00	\$1,775.00
\$140,000.00	\$860.00		\$450,000.00	\$1,325.00		\$760,000.00	\$1,790.00
\$150,000.00	\$875.00		\$460,000.00	\$1,340.00		\$770,000.00	\$1,805.00
\$160,000.00	\$890.00		\$470,000.00	\$1,355.00		\$780,000.00	\$1,820.00
\$170,000.00	\$905.00		\$480,000.00	\$1,370.00		\$790,000.00	\$1,835.00
\$180,000.00	\$920.00		\$490,000.00	\$1,385.00		\$800,000.00	\$1,850.00
\$190,000.00	\$935.00		\$500,000.00	\$1,400.00		\$810,000.00	\$1,865.00
\$200,000.00	\$950.00		\$510,000.00	\$1,415.00		\$820,000.00	\$1,880.00
\$210,000.00	\$965.00		\$520,000.00	\$1,430.00		\$830,000.00	\$1,895.00
\$220,000.00	\$980.00		\$530,000.00	\$1,445.00		\$840,000.00	\$1,910.00
\$230,000.00	\$995.00		\$540,000.00	\$1,460.00		\$850,000.00	\$1,925.00
\$240,000.00	\$1,010.00		\$550,000.00	\$1,475.00		\$860,000.00	\$1,940.00
\$250,000.00	\$1,025.00		\$560,000.00	\$1,490.00		\$870,000.00	\$1,955.00
\$260,000.00	\$1,040.00		\$570,000.00	\$1,505.00		\$880,000.00	\$1,970.00
\$270,000.00	\$1,055.00		\$580,000.00	\$1,520.00		\$890,000.00	\$1,985.00
\$280,000.00	\$1,070.00		\$590,000.00	\$1,535.00		\$900,000.00	\$2,000.00
\$290,000.00	\$1,085.00		\$600,000.00	\$1,550.00		\$910,000.00	\$2,015.00
\$300,000.00	\$1,100.00		\$610,000.00	\$1,565.00		\$920,000.00	\$2,030.00
\$310,000.00	\$1,115.00		\$620,000.00	\$1,580.00		\$930,000.00	\$2,045.00
\$320,000.00	\$1,130.00		\$630,000.00	\$1,595.00		\$940,000.00	\$2,060.00
\$330,000.00	\$1,145.00		\$640,000.00	\$1,610.00		\$950,000.00	\$2,075.00
\$340,000.00	\$1,160.00		\$650,000.00	\$1,625.00		\$960,000.00	\$2,090.00
\$350,000.00	\$1,175.00		\$660,000.00	\$1,640.00		\$970,000.00	\$2,105.00
\$360,000.00	\$1,190.00		\$670,000.00	\$1,655.00		\$980,000.00	\$2,120.00
\$370,000.00	\$1,205.00		\$680,000.00	\$1,670.00		\$990,000.00	\$2,135.00
\$380,000.00	\$1,220.00		\$690,000.00	\$1,685.00		\$1,000,000.00	\$2,150.00
\$390,000.00	\$1,235.00		\$700,000.00	\$1,700.00			
\$400,000.00	\$1,250.00		\$710,000.00	\$1,715.00			

For Transactions up to \$100,000, the minimum rate is \$800.00.

For Transactions over \$1,000,000, please add \$15.00 per additional \$10,000.

Kensington Vanguard National Title

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

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 \$800.00.

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.

E. COMPUTATION FROM BASIC RATE

The applicable rates shall be computed on a per-unit of insurance basis in multiples of \$10,000, including any fraction thereof, in accordance with the division of such units as set forth in the applicable Basic Escrow Rate Table. 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).

Kensington Vanguard National Title

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 SEPARATELY 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. FAIR VALUE - DEFINED

The fair value shall be construed as the full value of the property, including all encumbrances. When a sale is not involved, the fair value shall be determined from all available information, such as the number of encumbrances, assessed value, etc. In no event shall the fair value be less than the sum of the unpaid principal balance of each mortgage and/or contract to which the property is subject. Additions to the loan balance incurred by Buyer, including but not limited to MIP premiums, will not be included in the unpaid principal balance for the purpose of determining fair value.

Kensington Vanguard National Title

CHAPTER I - ESCROW - BASIC CHARGES

E101. SALE – BASIC CHARGE

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

E102. LOAN TIE-IN FEE – SALE ESCROW WITH NEW LOAN

When a loan escrow is closed concurrently with a sale, there shall be an additional \$150 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.

E103. 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.

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. RESERVED

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 or title insurance is being issued by a company that is not part of GRS Title Services, LLC DBA Kensington Vanguard National Title 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 County Manager or Escrow Administrator must be obtained prior to acceptance of such a transaction.**

Kensington Vanguard National Title

CHAPTER II – SUBDIVISION AND COMMERCIAL RATES

E201. SUBDIVIDERS, BUILDERS AND COMMERCIAL DEVELOPERS

This rate is available to a builder, contractor, developer, or subdivider 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.

No other rate shall be applied to these rates.

Number of Units	Rate Calculated From Basic Escrow Rate
1 to 15	70%
16 to 30	60%
31 to 70	55%
71 to 100	50%
101 to 200	40%
201 to 600	30%
601 to 1,200	25%
1,201 or more	\$50 Regardless of liability amount
The minimum rate shall be \$50.	

Kensington Vanguard National Title

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 \$1,000,000	\$1,500.00
\$1,000,001 to 5,000,000	\$2,000.00
\$5,000,001 to \$10,000,000	\$2,500.00
\$10,000,001 to \$15,000,000	\$3,000.00
Over \$15,000,000	\$3,500.00

The following services shall be included in the above rate:

- A. Unlimited outgoing wire transfers
- B. Unlimited payoff tracking and processing fees
- C. Receipt & Printing of emailed documents
- D. Courier or Overnight 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. (e.g. court documents, good standing, UCC Search fees, etc.)

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.

Kensington Vanguard National Title

E204. RESERVED

E205. LOAN RATE - COMMERCIAL

Refer to Chapter V - Loan Escrow Rates

Kensington Vanguard National Title

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 licensed real estate agents or brokers, licensed mortgage brokers, loan officers or other individuals, groups or individuals or entities customarily engaged in real estate investments to produce 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. This rate is available at the sole discretion of the escrow agent.

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

E302. RESERVED

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, and emergency medical personnel, active or retired military; National Guard and Red Cross employees. The person requesting the rate must present a current military identification card and/or proof of employment.

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

E305. 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.

Kensington Vanguard National Title

E306. 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 County Manager of the appropriate County and signed by all pertinent parties. A copy of said agreement is to be placed in each escrow file for which the rate applies.

E307. 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 \$130 per loan added to this rate.

No other rate shall be applied to this rate.

	Description	Rate
A.	<p>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.</p>	\$1,000.00
B.	<p>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.</p>	\$1,200.00
C.	<p>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.</p>	\$1,500.00
D.	<p>NATIONAL LENDERS SOLUTIONS DIVISION OR SIMILAR UNIT Includes: only two (2) outside signing fees. Any other charges filed separately in this manual shall be charged if and as incurred and in addition to this escrow fee.</p>	\$1,500.00

Kensington Vanguard National Title

E308. CONTRACT RATE – GOVERNMENTAL AGENCIES & POLITICAL SUBDIVISIONS

Separate contract bids may be solicited and entered 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 County Manager of the appropriate County. A copy of said contract bid is to be placed in each escrow file for which the rate applies.

E309. EMPLOYEE RATE

No charge shall be made to employees of the Company, its subsidiaries and affiliated companies for escrow services in connection with the financing, refinancing, sale or purchase of the employee's primary residence. Waiver of such charges is authorized only in connection to those costs which the employee would be obligated to pay as a party to the transaction.

E310. RESERVED

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 County Manager of the appropriate County 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.

Kensington Vanguard National Title

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 \$50 per account.

E402. FUNDS HOLD BACK FEE

When funds remain in an escrow after 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 \$2,500	\$50.00
\$2,501 to \$50,000	\$150.00
Over \$50,000	\$300.00

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. RESERVED

E404. RESERVED

E405. RESERVED

Kensington Vanguard National Title

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 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.

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 EXCEPT COCHISE, PIMA, LA PAZ, MOHAVE & YUMA	COCHISE, PIMA, LA PAZ, MOHAVE & YUMA COUNTIES ONLY
A.	Transfer of Title	\$250.00 per unit	\$150.00 per unit
B.	Affidavit of Affixture	\$250.00 per unit	\$150.00 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,

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

Kensington Vanguard National Title

E409. RESERVED

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

B. 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 in lieu of other miscellaneous charges that would normally be incurred to close the transaction.

Said fee shall be charged 50% to the Seller and 50% to the Buyer or per contract, and shall include escrow charges, loan tie-in fees, unlimited wire fees, unlimited receipt and printing of email documents, unlimited payoff tracking, unlimited overnight delivery and unlimited courier fees.

Up to \$150,000	\$1,200.00
\$150,001 - \$300,000	\$1,400.00
\$300,001 - \$500,000	\$1,600.00
\$500,001 - \$750,000	\$1,900.00
\$750,001 - \$1,000,000	\$2,100.00
Over \$1,000,000	Negotiated pursuant to Section E311

No other rate discounts shall be applied to these rates.

Kensington Vanguard National Title

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. ACCOMMODATION FEE

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.

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.

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. RESERVED

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.

The charge stated herein all also apply to coordinating such searches from a third-party provider and shall be in addition to the charges of the third-party provider.

Kensington Vanguard National Title

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 per document 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
1.	Refinance or Loan (non-commercial properties)	\$35.00 per document
2.	Sale with New Loan	\$35.00 per document
3.	All Cash Transactions (non-commercial properties)	\$35.00 per document
4.	All Other Transactions	\$35.00 per document
5.	Commercial Sale (with or without loan) or Refinance	\$150 or Actual Fees charged by the recording and/or filing office, whichever is greater, plus any electronic recording service charge required by a third-party electronic recording service provider.

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

Kensington Vanguard National Title

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 \$25.00 per month, which shall be considered earned after expiration of the applicable 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.

Kensington Vanguard National Title

CHAPTER V - LOAN ESCROW RATES

E501. RESIDENTIAL REFINANCE LOAN ESCROW RATE (1 to 4 SFR & NON-COMMERCIAL PROPERTIES):

Basic Escrow Fee – 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.

The escrow fee will be \$500.00 for handling a loan escrow involving residential real property where the purpose of said loan is to refinance the existing encumbrance(s) on the subject property. The Refinance Rate will include all wire fees, all disbursement fees, electronic document delivery fees, all courier/overnight delivery fees and two (2) reconveyance tracking fees.

An additional \$150.00 Escrow Fee will be charged for handling any additional loan escrow concurrent with a loan to refinance the existing encumbrance on the subject property.

No other special rate shall be applied to this rate.

E502. RESERVED 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 an additional fee for each additional loan processed concurrently with the first loan. This fee is in addition to the applicable rate charged for the loan transaction.

\$130.00 for all transactions **Except** Builders

\$100.00 for Builder transactions

Kensington Vanguard National Title

E503. LOAN ESCROW RATE - COMMERCIAL

This rate shall be applicable to any loan-only transaction, regardless of whether there is/are any existing loan(s) to be paid off as a part of the escrow or not 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 \$1,000,000.00	\$750
\$1,000,001.00 to \$5,000,000.00	\$1,000
\$5,000,001.00 to \$10,000,000.00	\$1,500
Over \$10,000,000.00	\$2,000
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 shall be charged, whichever is applicable.

No other discounts set forth in any other section of this manual shall be applied to the charges in this section, except that Section E306 may apply.

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.

Kensington Vanguard National Title

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 FLAT?		
1.	Set Up Fee	\$750.00
2.	Disbursement Fee (per draw – includes one check)	\$100.00
3.	Additional checks per draw after check 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.

Kensington Vanguard National Title

CHAPTER VI- CHAPTER VI – ACCOUNT SERVICING

E601. RESERVED

E602. RESERVED

Kensington Vanguard National Title

CHAPTER VII - SUBDIVISION TRUSTS

E701. RESERVED

E702. RESERVED

Kensington Vanguard National Title

CHAPTER VIII – BUSINESS TRANSACTION ESCROW RATE

E801. BUSINESS TRANSACTION ESCROW RATE

This rate shall be applied to the following types of transactions:

Escrow transactions involving the sale of a business and/or business assets.

Stock Pledge Holder escrows in which capital stock of a corporation is pledged and will be held by the escrow agent or by its account servicing department as collateral for payment of a debt or performance of an obligation.

BUSINESS TRANSACTION ESCROW RATE		
Transaction Amount Up to and Including:		Rate
\$0 - \$25,000.00		\$300.00
\$25,001.00 - \$40,000.00		\$400.00
\$ 40,001.00 - \$60,000.00		\$550.00
\$ 60,001.00 - \$90,000.00		\$675.00
\$ 90,001.00 - \$130,000.00		\$825.00
\$130,001.00 - \$180,000.00		\$985.00
\$180,001.00 - \$210,000.00		\$1,285.00
\$210,001.00 - \$350,000.00		\$1,495.00
\$350,001.00 - \$400,000.00		\$1,695.00
\$400,001.00 - \$450,000.00		\$2,295.00
\$450,001.00 - \$500,000.00		\$2,895.00
For Transactions in Excess of \$500,000		
Amount of Transaction	Fee Per \$5,000 or Fraction Thereof	Maximum Rate
From \$500,001 to \$1,000,000	Add \$5.00 per \$5,000 or fraction thereof	\$3,395.00
Over \$1,000,000	Add \$3.75 per \$5,000 or fraction thereof	As calculated

When documents are provided by the Parties or their Legal Counsel, then a discount of 50% shall be applied to the above escrow fee.

When additional services are required or requested by the Parties to close the transaction, the Additional Work Charge as set forth in Chapter 3 or other applicable fees as set forth in this Rate Manual shall be applied and shall be in addition to this rate.