



*Title Security Agency*

A First American Company

# Arizona Escrow Fee Manual

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**May 15, 2023**

**ARIZONA**

**Title Security Agency, a First American Company**

**Schedule of Escrow Fees**

**Effective May 15, 2023**

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. 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."

**DEFINITIONS:**

**Basic Escrow Fee** means the fee in Appendix A.

**Basic Escrow Services** means 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; and
- recording services for Residential transactions.

**Basic Escrow Services** do not include the following services, the fees for which are set forth in Section 8 below, Miscellaneous Services:

- check(s) returned for insufficient funds;
- interest bearing account set-up;
- funds held in Escrow over 180 days after either close of Escrow or estimated 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; and
- transfer tax or any other governmental fees or charges.
- recording services for Commercial transactions.

**Commercial** means any property that is not Residential.

**Company** means Title Security Agency, First American Title Company.

**Escrow** means any transaction in which 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 herein 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 non-performance of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts. (ARS 6-801, as amended 1988)

**Escrow Agent** means any person engaged in the business of accepting Escrows. (ARS 6-801)

**Fair Value** means 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.

**Residential** means improved one-to-four family residential property, or unimproved property that is intended for use as one-to-four family residential property.

**Short Sale** means 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 owed on the property in satisfaction of the outstanding loan or loan obligations.

## 1. FEE FOR UNUSUAL SERVICES/SERVICES NOT SCHEDULED HEREIN

When Escrow services are requested under conditions for which no charge has been provided in this Schedule, a charge shall be made which, in the opinion of the Company, appears to be 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.

## 2. COMPETITOR FEES

The Company may elect to 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 and does not apply to discounts or a reduction in fees not related to services provided.

**3. 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.

**4. SALE AND LOAN ESCROW FEE**

The fee for Basic Escrow Services when a sale Escrow and loan Escrow are conducted simultaneously (including seller carry back situations) covering identical property is 100% of the Basic Escrow Fee plus an additional fee per loan, as shown below.

Area A All Counties except Pinal	Area B Pinal County
\$200	\$200

**5. LOAN ESCROW FEES**

- For a loan transaction on improved or unimproved Residential property in which the Company does not prepare the Escrow instructions, a flat fee for a transaction involving a single loan is charged for the following services: notary fees and signing services, recording services, tracking services, overnight delivery and courier service, two (2) demands, and the issuance of up to five (5) checks. A fee of \$10 shall be charged for each check issued over five, and a fee of \$25 shall be charged for each demand over two. For transactions with more than one loan, an additional fee is charged for each loan.

	Area A All Counties except Pinal	Area B Pinal County
First Loan Fee	\$300	\$450
Additional loan fee	\$200	\$200

- The charge 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.

## **6. INVESTOR FEE**

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, does not apply to any flat fee, and cannot be applied to reduce the total fee to an amount less than any minimum fee expressly specified herein.

**Pinal County:** The fee for Basic Escrow Services purchased by an Investor under this Section 5 is 70% of the Basic Escrow Fee or the Sale and Loan Escrow Fee calculated in Section 3.

**All Counties except Pinal:** The fee for Basic Escrow Services purchased by an Investor under this Section 5 is 50% of the Basic Escrow Fee or the Sale and Loan Escrow Fee calculated in Section 3.

## **7. NEW HOME BUILDER/DEVELOPER ESCROW FEE**

Area B: Pinal County

This section applies to a first-time sale transaction of a new home subdivision for an all-cash transaction or a transaction with no more than one loan. The rate 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/rate is determined under the chart set forth in Appendix B. For transactions with more than one loan, add an additional fee of \$200 for each loan over one.

Area A: All Counties except Pinal

This section applies to a first-time sale transaction of a new home subdivision for an all-cash transaction. The fee for Basic Escrow Services shall be 25% of Area A Basic Escrow Fee for the seller and 50% of the Area A Basic Escrow Fee for the buyer unless the purchaser is paying 100% of the escrow fee according to the contract and then the fee for Basic Escrow Service shall be charged according to Section 3 of this rate manual. Subject to Section 2 and 6 of this schedule of escrow fees.

For transactions with one or more loans, an additional fee of \$200 for each loan.

## 8. MISCELLANEOUS ESCROWS

### (a) Timeshare Escrow

#### (1) First-Time Sale Outs

The Company may furnish Basic Escrow Services for the first-time sale out of a timeshare interest from the timeshare developer to the first-time buyer for the following fees:

#### Sale Escrow Fee:

TRANSACTION AMOUNT	FEE
\$0 - \$75,000	\$75
\$75,001 - \$105,000	\$100
Over \$105,000	\$150

#### Concurrent Loan Escrow Fee: \$20

#### (2) Resale of Timeshare Interests or Sale of Fractional/Private Residence Club

The Company may furnish Basic Escrow Services for the resale of a timeshare interest previously conveyed by a developer in a first-time sale, or the sale of a fractional/private residence club interest for the following fees:

#### Sale Escrow Fee:

TRANSACTION AMOUNT	FEE
\$0 - \$100,000	\$300
Over \$100,000	\$300, plus \$1 for each \$1,000 of liability

#### Concurrent Loan Escrow Fee: \$60

#### (3) Rental

The Company may furnish Basic Escrow Services for the rental of timeshare interests for the following fees:

TRANSACTION AMOUNT	FEE
\$0 - \$1,000	\$100
\$1,001 - \$2,000	\$150
\$2,001 - \$5,000	\$150, plus \$25 for every \$500 or fraction thereof
Over \$5,000	\$300, plus \$15 for every \$500 or fraction thereof

(4) Non-Deeded Title Transfer Verifications. The Company may furnish homeowner association non-deeded title transfer verifications for a fee of \$175.

(5) Reservation Deposits. The Company may furnish Basic Escrow Services for reservation deposits for non-binding timeshare purchase agreements for a fee of \$50.

**(b) 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.

<b>SALES PRICE</b>	<b>ESCROW FEE</b>
Up to and including \$100,000	\$1,200
\$100,001 - \$250,000	\$1,400
\$250,001 - \$500,000	\$1,600
\$500,001 - \$750,000	\$1,800
\$750,001 - \$1,000,000	\$2,000
Over \$1,000,000	Basic Escrow Fee, plus \$1,000

**(c) Sub-Escrow**

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

**(1) Residential**

Receipt and disbursement of funds	\$100
Acceptance and recordation of documents	\$100
Ordering payoffs	\$50
Other Additional services	\$100 per hour or fraction thereof

**(2) Commercial**

The fee for acceptance and recordation of documents is \$250, 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 in advance.

**9. MISCELLANEOUS SERVICES**

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

<b>Type of Service</b>	<b>Fee</b>
Notary fee and signing services where the signing does not take place in the office handling the Escrow or the office of an affiliate of the Company located in Arizona during that office's business hours	\$110
Check returned due to insufficient funds	\$25 per check returned
Interest bearing account set-up (does not apply to Commercial transactions)	\$25
Overnight delivery fee	\$20 per delivery
Holdbacks (i.e., Escrow funds are held for future payments)	\$100 for up to five disbursements, and \$25 per check or wire transfer for each disbursement thereafter
Fees for services, including but not limited to signing services, obtained from a third party (other than the Company) or otherwise imposed by a governmental entity and for which a specific fee or charge is not assigned for the individual service in this Schedule of Escrow Fees	Actual charge by the third party provider or governmental entity, other than recording fees in Residential transactions, excluding those transactions governed by Section 7(b),7(c), or 7(d) for which recording fees must be charged.
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	\$200, split between buyer and seller



## 10. TRUST DEPARTMENT - SPECIAL COLLECTION ACCOUNT FEES

The following charges are for Trust services rendered in connection with subdivision trusts. 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.

Acceptance and set up fee	
Single Beneficiary Trust	\$300
Double Beneficiary Trust	\$500
Additional Beneficiary Charge	\$50, per beneficiary over 2
Annual Fees	
Single Beneficiary Trust	\$300
Double Beneficiary Trust	\$400
Junior Trust	\$500
Additional Beneficiary Charge	\$50, per beneficiary over 2
Miscellaneous Fees	
Deed and Assignment of Beneficial Interest	\$200
Review and Analysis of Trust Accounts	\$150, per hour
Public Report Fee – Non-Trust Accounts	\$600
Acceptance of Amendment to Trust Agreement	\$100
Option to Purchase Acceptance Fee (if not in original trust)	\$75
Easement Fee (or execution of any other misc instrument)	\$25
Additional Parcels of Property added to Trust	\$50, per parcel
Deed Fee per Outside Escrow	\$175, per deed
Closing and Distribution Fee	
Single Beneficiary Trust	\$300
Double Beneficiary Trust	\$350
Additional Beneficiary Charge	\$50, per beneficiary over 2

## 11. TRUSTEE SALE/FORFEITURES

Forfeiture Fee	Fee established by ARS 33-813, et seq.
Notice of Strict Performance	\$150
Certified Mailing Fees	\$10 per mailing
Document Preparation Fee	\$100
Reconveyance Fee	\$75
IRS Notification Fee	\$40
Trustee Fee	Fee established by ARS 33-813, et seq.

**12. LOAN SERVICING FEES**

Setup Fees	
Account Setup Fee	\$125
Impound Account Setup Fee	\$125
Additional Parcel Setup Fee	\$50, per additional parcel
Wrap Account/Delayed Funding/Construction Loan Setup Fee	\$150
Service Fees	
Monthly Service Fee for Standard Accounts	\$12
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 Charge	\$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 months	\$25
Substitution of Trustee	\$115
Account Freeze	\$100

**13. 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: \$20

**(b) Service Fee**

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

**(c) Additional Services**

Adjustments (due to parties' actions for each account and each occurrence, including changes to account information per document terms or updating account status information)	\$40
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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	\$100 per hour or fraction thereof
Statements (includes assumption, status, partial release, reinstatement)	\$85
Statement update (update in first year)	\$25

**(d) Closeout and Cancellation Fees**

Closeout, termination, withdrawal or cancellation of account	\$175
Deed in Lieu of Forfeiture	
Processing fee (title search required)	\$175
Closeout fee	\$175
Forfeiture Fees	
Instruction to forfeit	\$50
Closeout fee	\$175
Trustee Sale	
Instruction to foreclose	\$50
Closeout fee	\$175

**APPENDIX A**

**BASIC ESCROW FEE**

Amount to and Including	Area A All Counties except Pinal	Area B Pinal County
\$100,000	\$966	\$770
\$120,000	\$990	\$802
\$140,000	\$1,010	\$834
\$160,000	\$1,030	\$864
\$180,000	\$1,050	\$896
\$200,000	\$1,070	\$928
\$220,000	\$1,090	\$954
\$240,000	\$1,110	\$980
\$260,000	\$1,130	\$1,008
\$280,000	\$1,150	\$1,034
\$300,000	\$1,170	\$1,060
\$320,000	\$1,190	\$1,088
\$340,000	\$1,210	\$1,114
\$360,000	\$1,230	\$1,142
\$380,000	\$1,250	\$1,168
\$400,000	\$1,270	\$1,194
\$420,000	\$1,290	\$1,220
\$440,000	\$1,310	\$1,246
\$460,000	\$1,330	\$1,274
\$480,000	\$1,350	\$1,300
\$500,000	\$1,370	\$1,326
\$520,000	\$1,390	\$1,350
\$540,000	\$1,410	\$1,374
\$560,000	\$1,430	\$1,396
\$580,000	\$1,450	\$1,420
\$600,000	\$1,470	\$1,444
\$620,000	\$1,490	\$1,466
\$640,000	\$1,510	\$1,490
\$660,000	\$1,530	\$1,512
\$680,000	\$1,550	\$1,536
\$700,000	\$1,570	\$1,560
\$720,000	\$1,590	\$1,582
\$740,000	\$1,610	\$1,606
\$760,000	\$1,630	\$1,630
\$780,000	\$1,650	\$1,652
\$800,000	\$1,670	\$1,676
\$820,000	\$1,690	\$1,698
\$840,000	\$1,710	\$1,722
\$860,000	\$1,730	\$1,744
\$880,000	\$1,750	\$1,768
\$900,000	\$1,770	\$1,792
\$920,000	\$1,790	\$1,816
\$940,000	\$1,810	\$1,838
\$960,000	\$1,830	\$1,862
\$980,000	\$1,850	\$1,884
\$1,000,000	\$1,870	\$1,908
Over \$1,000,00	Add \$20 per \$20,000 or fraction thereof	

**APPENDIX B**

**NEW HOME BUILDER/DEVELOPER ESCROW FEES**

<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>
\$250,000	\$730	\$800,000	\$1,440	\$1,350,000	\$1,880	\$1,900,000	\$2,100	\$2,450,000	\$2,320
\$260,000	\$750	\$810,000	\$1,456	\$1,360,000	\$1,884	\$1,910,000	\$2,104	\$2,460,000	\$2,324
\$270,000	\$760	\$820,000	\$1,470	\$1,370,000	\$1,888	\$1,920,000	\$2,108	\$2,470,000	\$2,328
\$280,000	\$770	\$830,000	\$1,486	\$1,380,000	\$1,892	\$1,930,000	\$2,112	\$2,480,000	\$2,332
\$290,000	\$780	\$840,000	\$1,500	\$1,390,000	\$1,896	\$1,940,000	\$2,116	\$2,490,000	\$2,336
\$300,000	\$790	\$850,000	\$1,516	\$1,400,000	\$1,900	\$1,950,000	\$2,120	\$2,500,000	\$2,340
\$310,000	\$800	\$860,000	\$1,530	\$1,410,000	\$1,904	\$1,960,000	\$2,124	\$2,510,000	\$2,344
\$320,000	\$810	\$870,000	\$1,546	\$1,420,000	\$1,908	\$1,970,000	\$2,128	\$2,520,000	\$2,348
\$330,000	\$820	\$880,000	\$1,560	\$1,430,000	\$1,912	\$1,980,000	\$2,132	\$2,530,000	\$2,352
\$340,000	\$830	\$890,000	\$1,576	\$1,440,000	\$1,916	\$1,990,000	\$2,136	\$2,540,000	\$2,356
\$350,000	\$840	\$900,000	\$1,590	\$1,450,000	\$1,920	\$2,000,000	\$2,140	\$2,550,000	\$2,360
\$360,000	\$850	\$910,000	\$1,606	\$1,460,000	\$1,924	\$2,010,000	\$2,144	\$2,560,000	\$2,364
\$370,000	\$860	\$920,000	\$1,620	\$1,470,000	\$1,928	\$2,020,000	\$2,148	\$2,570,000	\$2,368
\$380,000	\$870	\$930,000	\$1,636	\$1,480,000	\$1,932	\$2,030,000	\$2,152	\$2,580,000	\$2,372
\$390,000	\$880	\$940,000	\$1,650	\$1,490,000	\$1,936	\$2,040,000	\$2,156	\$2,590,000	\$2,376
\$400,000	\$890	\$950,000	\$1,666	\$1,500,000	\$1,940	\$2,050,000	\$2,160	\$2,600,000	\$2,380
\$410,000	\$900	\$960,000	\$1,680	\$1,510,000	\$1,944	\$2,060,000	\$2,164	\$2,610,000	\$2,384
\$420,000	\$910	\$970,000	\$1,696	\$1,520,000	\$1,948	\$2,070,000	\$2,168	\$2,620,000	\$2,388
\$430,000	\$920	\$980,000	\$1,710	\$1,530,000	\$1,952	\$2,080,000	\$2,172	\$2,630,000	\$2,392
\$440,000	\$930	\$990,000	\$1,726	\$1,540,000	\$1,956	\$2,090,000	\$2,176	\$2,640,000	\$2,396
\$450,000	\$940	\$1,000,000	\$1,740	\$1,550,000	\$1,960	\$2,100,000	\$2,180	\$2,650,000	\$2,400
\$460,000	\$950	\$1,010,000	\$1,744	\$1,560,000	\$1,964	\$2,110,000	\$2,184	\$2,660,000	\$2,404
\$470,000	\$960	\$1,020,000	\$1,748	\$1,570,000	\$1,968	\$2,120,000	\$2,188	\$2,670,000	\$2,408
\$480,000	\$970	\$1,030,000	\$1,752	\$1,580,000	\$1,972	\$2,130,000	\$2,192	\$2,680,000	\$2,412
\$490,000	\$980	\$1,040,000	\$1,756	\$1,590,000	\$1,976	\$2,140,000	\$2,196	\$2,690,000	\$2,416
\$500,000	\$990	\$1,050,000	\$1,760	\$1,600,000	\$1,980	\$2,150,000	\$2,200	\$2,700,000	\$2,420
\$510,000	\$1,006	\$1,060,000	\$1,764	\$1,610,000	\$1,984	\$2,160,000	\$2,204	\$2,710,000	\$2,424
\$520,000	\$1,020	\$1,070,000	\$1,768	\$1,620,000	\$1,988	\$2,170,000	\$2,208	\$2,720,000	\$2,428
\$530,000	\$1,036	\$1,080,000	\$1,772	\$1,630,000	\$1,992	\$2,180,000	\$2,212	\$2,730,000	\$2,432
\$540,000	\$1,050	\$1,090,000	\$1,776	\$1,640,000	\$1,996	\$2,190,000	\$2,216	\$2,740,000	\$2,436
\$550,000	\$1,066	\$1,100,000	\$1,780	\$1,650,000	\$2,000	\$2,200,000	\$2,220	\$2,750,000	\$2,440
\$560,000	\$1,080	\$1,110,000	\$1,784	\$1,660,000	\$2,004	\$2,210,000	\$2,224	\$2,760,000	\$2,444
\$570,000	\$1,096	\$1,120,000	\$1,788	\$1,670,000	\$2,008	\$2,220,000	\$2,228	\$2,770,000	\$2,448
\$580,000	\$1,110	\$1,130,000	\$1,792	\$1,680,000	\$2,012	\$2,230,000	\$2,232	\$2,780,000	\$2,452
\$590,000	\$1,126	\$1,140,000	\$1,796	\$1,690,000	\$2,016	\$2,240,000	\$2,236	\$2,790,000	\$2,456
\$600,000	\$1,140	\$1,150,000	\$1,800	\$1,700,000	\$2,020	\$2,250,000	\$2,240	\$2,800,000	\$2,460
\$610,000	\$1,156	\$1,160,000	\$1,804	\$1,710,000	\$2,024	\$2,260,000	\$2,244	\$2,810,000	\$2,464
\$620,000	\$1,170	\$1,170,000	\$1,808	\$1,720,000	\$2,028	\$2,270,000	\$2,248	\$2,820,000	\$2,468
\$630,000	\$1,186	\$1,180,000	\$1,812	\$1,730,000	\$2,032	\$2,280,000	\$2,252	\$2,830,000	\$2,472
\$640,000	\$1,200	\$1,190,000	\$1,816	\$1,740,000	\$2,036	\$2,290,000	\$2,256	\$2,840,000	\$2,476
\$650,000	\$1,216	\$1,200,000	\$1,820	\$1,750,000	\$2,040	\$2,300,000	\$2,260	\$2,850,000	\$2,480
\$660,000	\$1,230	\$1,210,000	\$1,824	\$1,760,000	\$2,044	\$2,310,000	\$2,264	\$2,860,000	\$2,484
\$670,000	\$1,246	\$1,220,000	\$1,828	\$1,770,000	\$2,048	\$2,320,000	\$2,268	\$2,870,000	\$2,488
\$680,000	\$1,260	\$1,230,000	\$1,832	\$1,780,000	\$2,052	\$2,330,000	\$2,272	\$2,880,000	\$2,492
\$690,000	\$1,276	\$1,240,000	\$1,836	\$1,790,000	\$2,056	\$2,340,000	\$2,276	\$2,890,000	\$2,496
\$700,000	\$1,290	\$1,250,000	\$1,840	\$1,800,000	\$2,060	\$2,350,000	\$2,280	\$2,900,000	\$2,500
\$710,000	\$1,306	\$1,260,000	\$1,844	\$1,810,000	\$2,064	\$2,360,000	\$2,284	\$2,910,000	\$2,504

<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>	<b>Amount to &amp; Including</b>	<b>Escrow Rate</b>
\$720,000	<b>\$1,320</b>	\$1,270,000	<b>\$1,848</b>	\$1,820,000	<b>\$2,068</b>	\$2,370,000	<b>\$2,288</b>	\$2,920,000	<b>\$2,508</b>
\$730,000	<b>\$1,336</b>	\$1,280,000	<b>\$1,852</b>	\$1,830,000	<b>\$2,072</b>	\$2,380,000	<b>\$2,292</b>	\$2,930,000	<b>\$2,512</b>
\$740,000	<b>\$1,350</b>	\$1,290,000	<b>\$1,856</b>	\$1,840,000	<b>\$2,076</b>	\$2,390,000	<b>\$2,296</b>	\$2,940,000	<b>\$2,516</b>
\$750,000	<b>\$1,366</b>	\$1,300,000	<b>\$1,860</b>	\$1,850,000	<b>\$2,080</b>	\$2,400,000	<b>\$2,300</b>	\$2,950,000	<b>\$2,520</b>
\$760,000	<b>\$1,380</b>	\$1,310,000	<b>\$1,864</b>	\$1,860,000	<b>\$2,084</b>	\$2,410,000	<b>\$2,304</b>	\$2,960,000	<b>\$2,524</b>
\$770,000	<b>\$1,396</b>	\$1,320,000	<b>\$1,868</b>	\$1,870,000	<b>\$2,088</b>	\$2,420,000	<b>\$2,308</b>	\$2,970,000	<b>\$2,528</b>
\$780,000	<b>\$1,410</b>	\$1,330,000	<b>\$1,872</b>	\$1,880,000	<b>\$2,092</b>	\$2,430,000	<b>\$2,312</b>	\$2,980,000	<b>\$2,532</b>
\$790,000	<b>\$1,426</b>	\$1,340,000	<b>\$1,876</b>	\$1,890,000	<b>\$2,096</b>	\$2,440,000	<b>\$2,316</b>	\$2,990,000	<b>\$2,536</b>
								\$3,000,000	<b>\$2,540</b>