



ESCROW RATE FILING FORM

Company / Agency Name Mortgage Connect, LP		Contact Email compliance@mortgageconnectlp.com	
Address 600 Clubhouse Drive	City Moon Township	State PA	Zip Code 15108
Type of Filing <input type="checkbox"/> New Rate Schedule <input checked="" type="checkbox"/> Change of Existing Approved Rates		Effective Date 02/03/2022	

Information included with this filing

- Cover letter including explanation of changes and justification
- Justification – **check items**
 - Financial Analysis
 - Statistics
 - Other
 - Comparison of Rate of other Escrow Agencies
 - Experience

I, Meg Otten (Filer's Name), being duly sworn, make oath and declare that I have been given authority by Robert Franco, President (Company Officer's Name) to execute this filing on behalf of Mortgage Connect, LP (Company Name), and agree to and represent the following:

That the information contained herein, including exhibits and other information filed attached hereto and made a part hereof, are current, true, accurate, and complete under penalty of perjury, or un-sworn falsification to authorities, or similar provisions as provided by law; that, the jurisdiction(s) to which the rate filing is being submitted may conduct any investigation as to the legitimacy, accuracy and correctness in accordance with all applicable laws and regulations; that, if the above named individual has made a falsehood of a material fact in either the rate filing or in any documentation provided to support the foregoing rate filing, then the above named licensee may be subject to fines, fees, and penalties or other measures accordance with all laws and regulations.

I hereby verify that I am the above named individual, and certify by my printed name below that I have read the conditions stated above and agree to the language as stated.

Meg Otten
Name of Filer

01/19/2022
Date

FOR DEPARTMENT USE ONLY

Date Received

Analyst

Date

- Approved
- Withdrawn
- Hearing
- Additional Information / Correspondence



**MORTGAGE
CONNECT**

**Mortgage Connect, LP
600 Clubhouse Drive
Moon Township, PA 15108**

**Arizona Escrow Rates
Effective February 3, 2022**

	Name	Fee	Description
R E F I N A N C E	National Title Platform ("NTP") Bundled Settlement – Refinance	\$ 350	This fee is applicable to transactions where at least one existing encumbrance on the property is paid through closing and a new loan is being obtained that is secured by a deed of trust or mortgage on residential property. The fee includes one mobile signing agent, basic escrow loan closing services as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and e-recording fees. Additionally, all communication and exchange of documents is via a web portal, which reduces processing time and courier fees.
	Bundled Settlement (Tier 1) – Refinance	\$ 450	This fee is applicable to transactions where at least one existing encumbrance on the property is paid through closing and a new loan is being obtained that is secured by a deed of trust or mortgage on residential property. The fee includes one mobile signing agent, basic escrow loan closing services as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and e-recording fees. Additionally, per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:30 am – 8:00 pm EST.
	Bundled Settlement (Tier 2) – Refinance	\$ 475	This fee is applicable to transactions where at least one existing encumbrance on the property is paid through closing and a new loan is being obtained that is secured by a deed of trust or mortgage on residential property. The fee includes one mobile signing agent, basic escrow loan closing services as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and e-recording fees. Additionally, per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:00 am – 9:00 pm EST, and as requested.
	Bundled Settlement (Tier 3) – Refinance	\$ 495	This fee is applicable to transactions where at least one existing encumbrance on the property is paid through closing and a new loan is being obtained that is secured by a deed of trust or mortgage on residential property. The fee includes one mobile signing agent, basic escrow loan closing services as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and e-recording fees. This fee also includes post-closing review of the closing file prior to forwarding to the lender, preparing a scanned copy of the of the signed closing package and recorded documents for delivery to lender, retaining and storing a paper copy of the collateral file for a minimum of 30 days. Additionally, per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:00 am – 10:00 pm EST and includes Saturday.
	Bundled Settlement Private Wealth – Refinance	\$ 795	a. Closing/Settlement b. 1 Mobile Signing borrower c. Disburse/Wire Fee d. Tax Certificate Fee e. E-Recording Fees or Recording Service Fees f. Courier/Express Fee g. Private Wealth Services
P U R C H A S E	Bundled Settlement (Tier 1) – Purchase	\$ 450	This fee is applicable to purchase transactions where a loan secured by a first priority deed of trust or mortgage on the property is closed concurrently with the purchase of the property. The fee includes mobile signing agent for seller and borrower, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and recording or e-recording fees.
	Bundled Settlement (Tier 2) – Purchase	\$ 550	This fee is applicable to purchase transactions where a loan secured by a first priority deed of trust or mortgage on the property is closed concurrently with the purchase of the property. The fee includes mobile signing agent for seller and borrower, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and recording or e-recording fees. Additionally, per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:30 am – 8:00 pm EST.
	Bundled Settlement (Tier 3) – Purchase	\$ 595	This fee is applicable to purchase transactions where a loan secured by a first priority deed of trust or mortgage on the property is closed concurrently with the purchase of the property. The fee includes mobile signing agent for seller and borrower, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and recording or e-recording fees. Additionally, per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:00 am – 9:00 pm EST, and as requested.
	Bundled Settlement (Tier 4) – Purchase	\$ 695	This fee is applicable to purchase transactions where a loan secured by a first priority deed of trust or mortgage on the property is closed concurrently with the purchase of the property. The fee includes mobile signing agent for seller and borrower, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and recording or e-recording fees. This fee also includes post-closing review of the closing file prior to forwarding to the lender, preparing a scanned copy of the of the signed closing package and recorded documents for delivery to lender, retaining and storing a paper copy of the collateral file for a minimum of 30 days. Additionally, per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:00 am – 10:00 pm EST and includes Saturday.
	Bundled Settlement Private Wealth – Purchase	\$ 895	a. Closing/Settlement b. 1 Mobile Signing seller c. 1 Mobile Signing borrower d. Disburse/Wire Fee e. Tax Certificate Fee f. E-Recording Fees or Recording Service Fees g. Courier/Express Fee h. Private Wealth Services

E Q U I T Y	Bundled Home Equity Disbursement	\$	175	a. Disburse funds as directed by the lender b. Document Recording or e-Recording Service Fee
	Bundled Home Equity Settlement (Tier 1)	\$	300	This fee is applicable to transactions where a new second or home equity loan is being obtained that is secured by a deed of trust or mortgage on residential property. The fee includes one mobile signing agent, basic escrow services as well as certain third-party costs, including but not limited to, wire fees and e-recording fees or recording service fees.
	Bundled Home Equity Settlement (Tier 2)	\$	450	This fee is applicable to transactions where a new second or home equity loan is being obtained that is secured by a deed of trust or mortgage on residential property. The fee includes one mobile signing agent, basic escrow services as well as certain third-party costs, including but not limited to, wire fees, courier/express fees and e-recording fees or recording service fees. Additionally, trust document and other legal document reviews are included.
	Bundled Home Equity Settlement Private Wealth	\$	595	a. Private Wealth Services b. Closing/Settlement c. 1 Mobile Signing Fee d. Disburse funds e. E-Recording Fee or Recording Service Fee f. Courier/Express Fee g. Private Wealth Services
D E F A U L T	Bundled REO Settlement Fee – Buyer & Seller	\$	1,200	This fee is split between the seller and buyer and is applicable to transactions where the seller of a property is a bank or asset manager selling the property pursuant to a foreclosure. The fee includes managing the entire sale/purchase closing process, with or without a concurrent loan closing to secure a first priority mortgage or deed of trust, coordinating receipt of the final closing documents including but not limited to the executed conveyance deed. The fee also includes 1 mobile signing agent for buyer/borrower, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, 2 wire fee, 2 courier/express fees, 1 tax certification, REO Search Update Fee, and e-recording service or recording service fees.
	Bundled REO Settlement Fee (Tier 1) – Seller	\$	650	This fee is applicable to transactions where the seller of a residential property is a bank or asset manager selling the property pursuant to a foreclosure. The fee includes supervising the closing process and coordinating receipt of the final closing documents including but not limited to the executed conveyance deed from the seller, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, wire fees, courier/express fees, tax certification, and e-recording service or recording service fee. An additional REO Search Update Fee may apply.
	Bundled REO Settlement Fee (Tier 2) – Seller	\$	700	This fee is applicable to transactions where the seller of a residential property is a bank or asset manager selling the property pursuant to a foreclosure. The fee includes supervising the closing process and coordinating receipt of the final closing documents including but not limited to executed conveyance deed from the seller, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, any wire fees, courier/express fees, tax certification, REO search update fee, and e-recording service or recording service fee.
	Bundled REO Settlement Fee – Buyer with concurrent loan closing	\$	500	This fee is applicable to transactions where the seller of a residential property is a bank or asset manager selling the property pursuant to a foreclosure and is closed concurrently with a loan secured by a first priority mortgage or deed of trust. The fee includes 1 mobile signing agent for buyer, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, 1 wire fee, 1 courier/express fee, tax certification and e-recording service or recording service fee.
	Bundled REO Settlement Fee - Cash Buyer	\$	350	This fee is applicable to transactions where the seller of a residential property is a bank or asset manager selling the property pursuant to a foreclosure to a buyer for cash. The fee includes 1 mobile signing agent for buyer, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, 1 courier/express fee, tax certification and e-recording service or recording service fee. The fee is in addition to a REO Closing Fee – Seller.
	Bundled REO Settlement Fee (Tier 1) - Buyer	\$	600	This fee is applicable to transactions where the seller of a residential property is a bank or asset manager selling the property pursuant to a foreclosure. The fee includes 1 mobile signing agent for buyer, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, 1 wire fee, 1 courier/express fee, tax certification and e-recording service or recording service fee.
	Bundled REO Settlement Fee (Tier 2) - Buyer	\$	650	This fee is applicable to transactions where the seller of a residential property is a bank or asset manager selling the property pursuant to a foreclosure. The fee includes 1 mobile signing agent for buyer, handling, processing, and services associated with closing and escrow disbursement as well as certain third-party costs, including but not limited to, 1 wire fee, 1 courier/express fee, tax certification and e-recording service or recording service fee.
	Bundled REO Settlement Coordination Fee	\$	650	This fee is applicable to transactions where the seller of a property is a bank or asset manager selling the property pursuant to a foreclosure. The fee includes preparing a title grading summary, supervising the closing process and receiving the net proceeds from the buyers closing agent on behalf of the seller, document preparation and/or coordination of any seller closing documents including the conveyance deed and any courier/express fees. Per contractual requirements, there is a dedicated client service team with extended hours available Monday – Friday from 8:30 am – 8:00 pm EST, and as requested. This client also requires maintenance of an IT platform that provides individual client employee access to a portal for order maintenance. Additional wire fee, per wire, REO search fee and REO search update fee may apply.
	REO Title Search - Cancellation Fee (Tier 1)	\$	250	This fee applies if the client withdraws an order after issuance of a residential title insurance commitment/preliminary report.
	REO Title Search with Review and Grading - Cancellation Fee (Tier 2)	\$	450	This fee applies if the client withdraws an order after issuance of a residential title insurance commitment/preliminary report, receipt of the sales contract and preparation of title grading sheet summary.

SIGNING	Home Equity Signing Fee	\$ 150	
	Mobile Signing Fee or Notary Signing Fee	\$ 125	A closing conducted by a notary. This service is limited to witnessing and notarizing signatures, processing and returning signed documents. This service is also used for a mail away closing or split closings for an additional signer at a different time and/or location. May also be referred to as a dual signing.
	Notary Trip Fee	\$ 45	Applicable if a notary makes a trip and the borrower is a no show, if a cancellation request is received after the notary has made the trip or if the notary meets with the borrower and the borrower refuses to complete the signing.
	Piggyback/Concurrent Signing Fee	\$ 125	A closing conducted by a notary for a concurrent second or third lien. the time of closing.
	Standard Closing/Settlement Fee	\$ 350	Unbundled - stand alone closing fee
MISCELLANEOUS	Copy Fee		If the client requests document copies with any property report or search. This additional fee applies.
	Courier/Express Fee	\$ 60	
	Curative	\$ 40	
	Deed Request Fee	\$ 70	
	Document Preparation Fee	\$ 55	
	Document Processing Fee	\$ 95	
	Document Recording Service Fee	\$ 25	The fee charged for coordinating recording of a document, digital or where digital form is not available. The fee does not include any filing/recording fees or any state, mortgage or intangible taxes assessed by the county or applicable recording entity.
	E-Document Coordination Fee	\$50	The fee charged by SimplySecureSign for electronic document filing.
	Mobile Home Title Curative Services Fee	\$ 250	This fee applies if REO client requests curative services outside of the customary title clearance processes. Such curative efforts include, but are not limited to, survey coordination, de-titling errors, re-foreclosure, litigation, repurchase, tax sale, bankruptcy, title claims or homeowner association lien disputes that have resulted in litigation or a Lis Pendens. Additional hourly fee may also apply.
	REO Deed Prep/Coordination Fee	\$ 125	The preparation and coordination or executed recordable deed from REO seller.
	REO Title Curative Fee	\$ 150	This fee applies if REO client requests curative services outside of the customary title clearance processes. Such curative efforts include the coordination of third parties to complete the resolution process such as county agencies, notaries and title companies. It may also involve the filing of a title insurance claim and must be completed in a manner that will permit insurable title or has been approved by REO client for resolution post-foreclosure sale. Additional Title Curative Monitoring Fee may also apply.
	REO Title Curative Monitoring Fee	\$ 50	This fee applies if REO client requests validation that title curative work assigned to Foreclosure Counsel either has been completed in a manner that will permit insurable title or has been approved by REO client for resolution post-foreclosure sale. Additional Title Curative Fee may also apply.
	Stop Payment/Reissue Check Fee	\$ 25	The fee charged when a stop payment must be placed on a check written from an escrow or to reissue a stale dated check. Management discretion may be used to not impose this fee depending upon the circumstances.
	Subordination Coordination Fee	\$ 150	Contact 3rd party to obtain subordination instructions and coordinate process. Does not include any fee advanced.
	Wire Fee	\$ 20	This fee may be charged when wiring funds on behalf of a party to an escrow transaction. This fee may also be charged when receiving wired funds on behalf of a party to an escrow transaction.
Negotiated Rate	TBD	A negotiated rate may be applied in limited circumstances. Any negotiated rates will be documented and retained with the specific file where the negotiated rate is applied.	