

Pacific City Escrow

Escrow Fees and Charges for the State of Arizona

Effective July 14, 2017

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

Loan Amount	Rate
loan amounts to a maximum loan of \$5,000,000	\$450.00

For residential refinance loan escrow services included: title curative service, subordination service, recording service, quality control review and imaging of loan documents. prepare escrow documents, receive lender funds, order demands and make payoffs on previous loans or encumbrances by either check or wire transfer, disburse balance of proceeds by either check or wire transfer up to 10 payees, prepare final HUD- 1 closing statement, receive loan package from lender, send copy of completed package back to lender and single document signing sessions including all applicable notary fees.

SALE – BASIC CHARGE

Basic Charge (Sale): When handling a sale or purchase transaction of real property, including leasehold interests, the Escrow Fee shall be \$1,300. This fee shall be divided equally between buyer and seller unless the parties agree otherwise. This fee includes the escrow fee (settlement), the wire fee and any recording tracking fee. For clients that qualify for the Discounted Charge (Refinance) the Escrow Fee will be double the applicable discounted rate.

THIRD Party courier fees shall be collected to Pacific City Escrow, Inc to cover actual incurred costs for shipping.

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.

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.

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 an owner'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.

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 an owner 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, so long as there is a valid and enforceable written contract between the holder and the owner under which the holder may impose the charge and the holder regularly imposes the charge and the charge is not regularly reversed or otherwise canceled.

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.

SPECIAL RATES

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.

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.

COMPETITORS' 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.

EMPLOYEE ESCROW FEE

No charge will be made to employees of Pacific City Escrow, its subsidiaries or affiliated companies, including approved retirees, for escrow services in connection with the financing, refinancing, sale or purchase of the employee's or approved retiree's bona fide primary residence. Waiver of such charges is authorized only in connection with costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

RIGHT TO DECLINE TO HANDLE

Pacific City Escrow reserves the right to decline to handle any escrow transaction that it is either unable or unwilling to undertake.