

States Title Agency, Inc.

State of Arizona

Escrow Fees and Charges of States Title Agency, Inc. AZDFI License # EA-0945311

Effective: April 1, 2021

This Schedule of Fees and Charges shall supersede all Scheduled and Charges which have heretofore been displayed in our offices.

DISCLOSURE:

The rules and procedures contained herein are in no manner, either express or implied, to be construed as establishing or changing the rules and procedures pertaining to the escrow practices followed by the Company. The rates shown are for the processing of the various types of escrows as required by Arizona Revised Statute, Article 4, Sections 20-375 and 20-377, and do not include any additional service(s) unless otherwise noted or provided for in this schedule of fees and charges. Fees are based on the experience and judgment of States Title Agency, Inc.

Section 1 – General Provisions

1.01. Definitions

“Escrow” means any transaction wherein any property, money, written instrument or evidence of title or possession to real or personal property or other thing of value 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 non-performance of a prescribed act, when it is then to be delivered by such a person to a grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or a designated agent or employee or any of them. (A.R.S 6-801)

“Escrow Agent” means any person engaged in the business of accepting escrow. (A.R.S. 6-801).

“Escrow Business” means a commercial activity characterized by the regular and continuous carrying ongoing escrow transactions. (A.R.S.6-801).

“Company” means States Title Agency, Inc., and any other subsidiary, successor, or affiliate of its parent company, States Title Holding, Inc., that may be engaged in business in the state of Arizona as a licensed title agency.

“Manual” means this Schedule of Fees for Escrow Fees and Charges of States Title Agency, Inc. for state of Arizona.

“Residential Property” is defined as improved real property intended solely for residential use, and which consists of: (1) a completed one-to-four family residential structure and related completed improvements; (2) one completed residential condominium unit; (3) one completed residential cooperative leasehold; (4) one mobile or manufactured home then existing and permanently affixed to real estate.

1.02. Minimum Fees, Charges, and Special Risks

The fees herein are minimum charges. Additional charges shall be made when unusual conditions are encountered or when special services are provided as deemed necessary by the reason of terms and conditions set forth in the escrow transaction.

Any such negotiated fee will be documented, agreed upon by all parties in writing which memorialization shall be retained as part of the title file.

1.03 Applicability of Manual

Escrow rates set forth in an earlier applicable manual for orders accepted by the Company prior to the effective date of this Manual, shall remain in effect for such pending orders.

Section 2 - Schedule of Escrow Fees –Refinance Loans

2.01. Retail Direct Refinance Package Rate- This rate is available for Residential Property refinance loan transactions which do not qualify for the Streamlined Refinance Settlement Services Rate as set forth in Section 2.02. below. The fee for this service is \$350. This fee is applicable for all available loan policy forms.

This rate includes all escrow settlement, electronic document transfers, express delivery, courier, notary charges, all wire transfers and reconveyance tracking and servicing.

This rate excludes all third-party service fees, search and data charges, attorneys' fees for document preparation, and all applicable city, county and state mortgage transfer taxes, fees and recording charges. All excluded charges are as invoiced or assessed by third party vendors or providers.

2.02. Streamlined Refinance Settlement Services Base Fee

The Streamlined Refinance Settlement Services Base Fee applies only to transactions involving the refinance of a loan on Residential Property not to exceed a liability of \$2,000,000 and requires that all the following requirements are met:

1. The order was opened electronically with Company through its centralized electronic order processing and tracking system.
2. All of the escrow and closing functions associated with the transaction which culminates in the issuance of the NATIC policy are performed by Company.
3. The policy to be issued shall be the ALTA Residential Short Form Loan Policy.

Streamlined Refinance Settlement Services Rate\$250

If the order is placed by a mortgage broker, third-party originator, or by a Proposed Insured which is **NOT** directly integrated with both communications and document transfer, **ADD**\$125

This rate includes all overnight delivery fees, one (1) subordination processing fee, all wire fees, all cashier's check fees, all courier, and delivery fees, and E-Doc fees.

This rate excludes all third-party service fees, search and data charges, notary/signing fees, attorneys fees for document preparation, and all applicable city, county and state mortgage transfer taxes, fees and recording charges. All excluded charges are as invoiced or assessed by third party vendors or providers.

2.03. Additional Loan Fee

A fee of \$125 per loan shall be charged to the borrower in either a refinance or resale escrow wherein the borrower is obtaining financing via loan(s) in

addition to the primary, 1st lien, financing loan.

2.03 Limited Coverage Residential Mortgage Modification Policy Fee

The fee the Company shall charge for processing the issuance of the Limited Residential Mortgage Modification Policy shall be \$50. This charge is in addition to the applicable premium charge for such policy.

Section 3 - SPECIAL SERVICES

3.01 Additional Work

A fee shall be charged for additional work and services not otherwise included in this Manual at the rate of \$100 per hour (one-hour minimum) plus \$50 for each additional one-half hour (minimum half-hour increments). The Company, upon request, will provide an estimate of the anticipated fee based on an evaluation of the work involved. The signature of the customer on the settlement statement shall indicate the customer's approval of the amount of such fee.

3.02 Holdback of Funds, Post-Closing

An additional fee shall be charged when the Company is employed, or is otherwise required, to hold funds after an escrow transaction has closed, in order to secure the completion of work by a third party or the satisfaction of other conditions. The fee shall be \$100 for the first holdback, and \$50 for each additional holdback.

3.03 Interest Bearing Account Deposits

A fee of \$50 shall be charged to deposit escrow funds into an interest-bearing account pending close of escrow. There shall be no fee when the funds are deposited in connection with commercial property.

3.06 Overnight Mail

All express or overnight mail services, as requested by the customer in writing or orally, and not included in a rate provided in this Manual, will be charged \$25 for each such service.

3.08 Recording Fee-Refinance Transactions

All refinance transactions will be charged a recording fee equal to the actual amount required to record legal documents. These fees shall include charges from the county recorder, any submission platforms, and any other service utilized for recordation.

Section 4 – Competitor's Rates and Charges

4.01 Competitor's Rates and Charges

Company reserves the right to match any published escrow rate quote from a

competitor's title or escrow company. The competitor's escrow rate must be filed and approved by the Arizona Department of Financial Institutions.