



SCHEDULE OF ESCROW SERVICE RATES,
MANUAL OF CLASSIFICATIONS,
And
RULES AND PLANS RELATING THERETO
STATE OF ARIZONA
EFFECTIVE: September 1, 2024

FORWARD

This schedule of Rates, Manual of Classifications and Rules and Plans Relating Thereto is filled with the Arizona State Department of Financial Institutions, in accordance with Article 4, Chapter 7, Title 6, Arizona Revised Statutes.

This filing consists of the Schedule of Escrow Service Rates, Manual of Classifications and Rules and Plans Relating Thereto effective 04/22/2024

IN WITNESS WHEREOF, the President of this Corporation has hereunto set their hands officially, this 23rd day of August 2024.

BLUEINK TITLE AGENCY LLC.

Valentin Guzman, President

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BASIC ESCROW RATE (Zone 1)

**Maricopa and Pinal Counties
Transaction
Amounts To
and Including**

Rate

10,000	800
20,000	800
30,000	800
40,000	800
50,000	800
60,000	800
70,000	800
80,000	800
90,000	800
100,000	800
110,000	800
120,000	800
140,000	825
160,000	850
180,000	875
200,000	900
220,000	925
240,000	950
260,000	975
280,000	1000
300,000	1025

From \$300,001 to \$1,000,00
Add per \$20,000 or Fraction thereof

\$25.00

Over \$1,000,000 add per \$20,000.
Or fraction thereof

\$12.00

BASIC ESCROW RATE (Zone 2)

Apache, Cochise, Coconino, Gila, La Paz, Mohave, Navajo, Yavapai and Yuma Counties
Minimum \$450.00*

Transaction Amounts To and Including	Rate
\$10,000	\$450
20,000	450
30,000	450
40,000	450
50,000	450
60,000	450
70,000	470
80,000	480
90,000	490
100,000	500
110,000	510
120,000	530
130,000	550
140,000	560
150,000	570
160,000	580
170,000	590
180,000	600
190,000	610
200,000	620
210,000	630
220,000	640
230,000	650
240,000	660
250,000	670
260,000	680
270,000	690
280,000	700
290,000	710
300,000	720

From \$300,001 to \$1,000,00
Add per \$20,000 or Fraction thereof

\$12.00

Over \$1,000,000 add per \$20,000
Or fraction thereof

\$8.00

BASIC ESCROW RATE (Zone 3)
Graham and Greenlee Counties
Minimum \$310.00

Transaction Amounts To And Including	Rate
\$10,000	\$310
20,000	310
30,000	310
40,000	310
50,000	310
60,000	310
70,000	310
80,000	350
90,000	360
100,000	360
110,000	380
120,000	380
130,000	400
140,000	400
150,000	420
160,000	420
170,000	440
180,000	440
190,000	460
200,000	460
210,000	470
220,000	480
230,000	490
240,000	490
250,000	500
260,000	500
270,000	520
280,000	520
290,000	540
300,000	540

From \$300,001 to \$1,000,00
 Add per \$20,000 or Fraction thereof \$12.00

Over \$1,000,000 add per \$20,000
 Or fraction thereof \$8.00

BASIC ESCROW RATE (Zone 4)

Pima County
Minimum \$420.00

Transaction Amounts To And Including	Rate
\$10,000	\$420
20,000	420
30,000	420
40,000	420
50,000	420
60,000	430
70,000	440
80,000	450
90,000	460
100,000	470
110,000	480
120,000	490
130,000	500
140,000	510
150,000	530
160,000	540
170,000	560
180,000	570
190,000	580
200,000	590
210,000	600
220,000	620
230,000	630
240,000	640
250,000	650
260,000	660
270,000	680
280,000	690
290,000	700
300,000	710

From \$300,001 to \$1,000,00
Add per \$20,000 or Fraction thereof

\$24.00

Over \$1,000,000 add per \$20,000.
Or fraction thereof

\$16.00

GENERAL RULES

Blue Ink Title Agency reserves the right to change any fees or rates contained herein as required by court ruling or legislation.

A. Computation from Basic Rate

1. The Rates shall be applied on fair value as defined in B. below in multiples of \$20,000.00 including any fraction thereof, unless a set flat rate charge applies.
2. Whenever a percentage of a Basic Rate is calculated due to the application of a discounted rate, the charge arrived at from the calculation will be rounded up to the next whole dollar amount.

B. Definitions

Commercial: Commercial means any property that is not Residential.

Escrow: 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 included subdivision trusts and account servicing. (A.R.S. 6-801)

Fair Value: The "Fair Value" shall be constructed as the sales price of the property. Where a sale is not involved, the "Fair Value" shall be the principal amount of the new loan.

Residential: Residential means improved one-to-four family residences (residential property), condominiums, townhouses or other similar properties, or unimproved property that is intended to use as one-to-four family, and manufactured homes.

C. Geographic Application of Rates

Unless otherwise noted, the applicable escrow fee shall be determined by the county in which the escrow is handled and not where the property is located.

D. Rates and Charges in Effect Prior to Filing

Rates and/or Charges contracted for by the company prior to the effective date of filing, and which deviate from this filing shall remain in effect, until expiration of said contract.

E. Separate Sales or Exchanges (Different Owners)

Basic Escrow Rate applicable on each separate sale, seller or exchange involved.

The Basic Escrow rate applies to 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 is involved.

F. Undivided interest when Sold Separately from the Remaining Interest

Basic Escrow Rate applicable based upon the fair value of the interest covered.

CHAPTER I – ESCROW-SALE

E101 Sale – Basic Charge (Residential)

Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow

E102 Buyer All Inclusive Rate (Residential)

Charge in addition to the escrow fee when one or more of any combination of the following services are provided on behalf of the buyer: new first loan (including seller carryback financing), courier charges, or domestic wire fees.

- This rate includes unlimited courier fees and domestic wire fees.

Transactions Handled in:

Zone 1	\$300.00
Zone 2,3 and 4	\$250.00*

Discounts shall not apply to this charge.

Note: When closing non-typical transactions, limited services may be charged as set forth in chapter VI, in lieu of this rate.

E103 Seller All Inclusive Rate (Residential)

Charged in addition to the escrow fee when one or more of any combination of the following services are provided on behalf of the seller: lien(s) against property being paid through escrow, including Manufactured Home loans to obtain title and/or releases, courier fees, or domestic wire fees.

- This rate includes (2) reconveyance and tracking, (2) courier fees and (3) domestic wire fees.

Transactions Handled in:

Zone 1	\$300.00
Zone 2,3 and 4	\$250.00*

Discounts shall not apply to this charge.

Note: When closing non-typical transactions, limited services may be charged as set forth in chapter VI, in lieu of this rate.

E 102 & 103-A (ZONE 1) CASH PURCHASE, NO PAYOFFS- Basic Charge (Rev-5-17-24)

The Basic Rate applies Plus \$150.00, Includes, 2 outgoing wires and courier/delivery service fee. Any Additional services if any will be charged at the filed rate for service.

No Additional discounts shall apply to this rate.

E 102 & 103-B (ZONE 1) CASH PURCHASE WITH 1 OR MORE PAYOFFS- Basic Charge (Rev 5-10-24)

The Basic Rate applies Plus \$300.00, Includes, 2 outgoing wires and courier/delivery and Reconveyance Tracking service up to 2 loans. Any Additional services if any will be charged at the filed rate for service.

No Additional discounts shall apply to this rate.

E104 Loan Escrow – Basic Charge (Residential)

A. Charge shall be 100% of the Basic Escrow Rate based on fair value of the property in the escrow when:

- No Transfer if the title is involved, and the preparation of loan escrow instructions/documents is required.

B. Loan Escrow (Loan/Refinance/Construction/Permanent Loan)

The rate is applicable to any loan only transaction where there is no transfer of title, and all loan documents are provided by the lender (institutional or private) for first loan.

Services available under this section include the following:

- (2) reconveyance and tracking, (2) courier fees and (3) domestic wire fees.

Transactions Handled in:

Zone 1	\$350.00
Zone 2,3 and 4	\$325.00

Discounts shall not apply to this charge.

C. Volume Lender Bulk Refinance Rate (Zone 4 ONLY)

Loan Escrow services may be provided to any lender, Mortgage Broker, Credit Union, or any other lending entity that processes in excess of 20 refinance transactions on an average monthly basis.

Services available under this section include the following:

Transactions Handled in ZONE 1 Charge: \$300.00

- (1) reconveyance and tracking, (2) courier fees and (2) domestic wire fees.

Transactions Handled in Zone 4 ONLY: Charge: \$275.00

Discounts shall not apply to this charge.

E105 Subsequent Loans (Residential)

This rate is applicable to any subsequent loan closed with the new first loan.

- Does not apply to government down payment assistance.

Transactions Handles in ALL Zones: Charge: \$250.00

Discounts shall not apply to this charge.

E106 Leasehold – Basic Charge (Residential) DELETED

CHAPTER II – ESCROW- COMMERCIAL

E201 Sale – Basic Charge (Commercial) – All Zones

Up to \$2,000,000	70% of Basic Escrow Rate
\$2,000,001 to \$10,000,000	65% of Basic Escrow Rate
\$10,000,001 to \$25,000,000	60% of Basic Escrow Rate
\$25,000,001 to \$55,000,000	55% of Basic Escrow Rate
\$55,000,001 to \$75,000,000	50% of Basic Escrow Rate
\$75,000,001 and above	45% of Basic Escrow Rate

MINIMUM RATE: Zone 1 and 4: \$850.00; Zone 2: \$500.00

No minimum rate for Zone 3

Discounts shall not apply to this charge.

E202 Buyer All Inclusive Rate (Commercial)

Charged in addition to the escrow fee when one or more of any combination of the following services are provided on behalf of the buyer: new first loan (including seller carryback financing), courier charges or domestic wire fees.

- This rate includes (2) courier fees and (2) domestic wire fees.

Transactions Handled in:

Zone 1	\$300.00
Zone 2,3 and 4	\$300.00*

Discounts shall not apply to this charge.

E203 Seller All Inclusive Rate (Commercial)

Charged in addition to the escrow fee when one or more of any combination of the following services are provided on behalf of the seller: lien(s) against property being paid off through escrow, including Manufactured Home loans to obtain title and/or releases, courier fees, or domestic wire fees.

- This rate includes (1) reconveyance and tracking, (2) courier fees and (2) domestic wire fees.

Transactions Handled in:

Zone 1	\$300.00
Zone 2,3 and 4	\$300.00*

Discounts shall not apply to this charge.

E204 Loan Escrow – Basic Charge (Commercial)

A. Charge shall be 100% of the Basic Escrow Rate based on fair value of the property in the escrow when:

- No transfer of the title is involved, and the preparation of loan escrow instructions/documents is required.

B. Loan Escrow (Loan/Refinance)

The rate is applicable to any loan only transaction where there is no transfer of title, and all loan documents are provided by the lender (institutional or private) for first loan.

- This rate does not apply to construction loans.

Services available under this section include the following:

- (1) reconveyance and tracking, (2) courier fees and (2) domestic wire fees.
Up to \$500,000 Charge - \$500.00
\$500,001 to \$1,000,000 Charge - \$800.00
\$1,000,001 to \$3,000,000 Charge - \$1,100.00
\$3,000,001 and above Charge - \$1,600.00
Discounts shall not apply to this charge.

C. Loan Escrow (Commercial Construction/Perm)

Up to \$2,000,000	70% of Basic Escrow Rate
\$2,000,001 to \$10,000,000	65% of Basic Escrow Rate
\$10,000,001 to \$25,000,000	60% of Basic Escrow Rate
\$25,000,001 to \$55,000,000	55% of Basic Escrow Rate
\$55,000,001 to \$75,000,000	50% of Basic Escrow Rate
\$75,000,001 and above	45% of Basic Escrow Rate

MINIMUM RATE: \$850.00

Discounts shall not apply to this charge.

E205 Subsequent Loans (Commercial)

This rate is applicable to any subsequent loan closed with the new first loan.

- Does not apply to government down payment assistance.

Transaction Handled in ALL Zones: ***Charge \$350.00 per loan over one.**

Discounts shall not apply to this charge.

E206 Leasehold – Basic Charge (Commercial) DELETED

CHAPTER III – ESCROW-SUBDIVISION

E301 Subdividers, Builders and Developer Rates

1-30 Units	70% of Basic Escrow Rate
31-70 Units	60% of Basic Escrow Rate
71-100 Units	40% of Basic Escrow Rate
101-500 Units	30% of Basic Escrow Rate
501-1000 Units	20% of Basic Escrow Rate
1001 or more	10% of Basic Escrow Rate

MINIMUM RATE - \$400.00
Discounts shall not apply to this charge.

CHAPTER IV – ESCROW- MANUFACTURED HOME ONLY

E401 Sale – Basic Charge (Manufactured Home Only)

Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow.

MINIMUM RATE: \$1,000.00

E402 Buyer All Inclusive Rate (Manufactured Home Only)

Charged in addition to the escrow fee when the sale and loan escrow are Conducted simultaneously (including seller carryback financing) for first loan. Services available under this section include:

- (2) courier fees and (2) domestic wire fees.
Transactions Handled in:
Zone 1 \$300.00
Zone 2,3 and 4 \$300.00*
Discounts shall not apply to this Charge.

Note: When closing non-typical transactions, limited services may be charged as set forth in chapter IV, in lieu of this rate.

E403 Seller All Inclusive Rate (Manufactured Home Only)

Charged in addition to the escrow fee when one or more of any combination of the following services are provided on behalf of the Seller: lien(s) against property being paid off through escrow, including Manufactured Home loans to obtain title and/or releases, courier fees, or domestic wire fees.

- This rate included (2) courier fees and (2) domestic wire fees.
Transactions Handled in:
Zone 1 \$300.00
Zone 2,3 and 4 \$300.00*
Discounts shall not apply to this Charge.

Note: When closing non-typical transactions, limited services may be charged as set forth in chapter IV, in lieu of this rate.

E404 Loan Escrow – Basic Charge (Manufactured Home Only)

- A. Charge shall be 100% of the Basic Escrow Rate based on fair value of the property in the escrow when:
 - No transfer of the title is involved, and the preparation of loan escrow instructions/documents is required.
- B. Loan Escrow (Loan/Refinance/Construction/Permanent Loan)
The rate is applicable to any loan only transaction where there is no transfer of title, and all loan documents are provided by the lender (institutional or private) for first loan.

Services available under this section include the following:

- (1) reconveyance and tracking, (2) courier fees and (2) domestic wire fees.

Transactions Handled in:

Zone 1	\$380.00
Zone 2,3 and 4	\$350.00

Discounts shall not apply to this Charge.

E405 Subsequent Loans (Manufactured Home Only)

This rate is applicable to any subsequent loan closed with the new first loan.

- Does not apply to government down payment assistance.

Transactions Handled in ALL Zones: Charges \$150.00 per loan over one

Discounts shall not apply to this charge.

CHAPTER V – ESCROW – SPECIAL RATES

E501 Business Escrow Rate

Any escrow wherein a business is being transferred, without real property, will be charged at twice the Basic Escrow Rate with a minimum charge of \$1,000.00.

Discounts shall not apply to this charge.

E502 Churches or Non-Profit Organization Rate

This rate is available to churches and Non-Profit Organization. Charge is 70% of the basic Escrow Rate.

E503 Employee Rates

This rate is available to any employee of a Title Company

For escrows handled by the company in connection with the financing or refinancing, sale or Purchase of:

- | | |
|-------------------------|-----------------------------------|
| 1. Primary Residence | No escrow fees charged |
| 2. Secondary Properties | 50% of the applicable escrow fees |

E504 Investor Rate

This rate is available to individuals and entities who in the ordinary course of business invest money in real estate, Charge is 70% of the Basic Escrow Rate.

E505 Military Rate

This rate is available to active Military and Veterans. Charge is 70% of the Basic Escrow Rate.

E506 Negotiated Rate

The company reserves the right to negotiate fees. Any such negotiated rate agreement must be in writing, signed by the parties to the agreement and approved by the Company President. A copy of the agreement shall be maintained outside of the filed escrow rates.

E507 Pre-Sale Rate

(Yuma County ONLY) DELETED

MARICOPA COUNTY ONLY ZONE 1

50% of Basic Rate base upon Sales Price, discounted rate shall apply to both Buyer. and Seller side, will be charged on a residential resale transaction when Pre-Sale Agreement authorizing the optional issuance of Title Commitment is signed by the Seller or Listing Agent, or referred corresponding between agent and BlueInk Title Agency employee.

This fee is applicable, provided that the closing occurs within 3 months from the date of the Multiple Listing Service (MLS). This discount shall apply to closings performed in which the listing agent has disclosed the rate on the MLS listing prior to acceptance of the contract. Excluded from this rate are Real Estate Owned properties (REO'S), Short Sale transactions, Investors and commercial properties.

Discounts shall not apply to this charge.

E508 First Responders / Public Service Rule

This rate is available to currently employed Public Service to include, but not limited to teachers, Police officers, firefighters, and emergency medical personnel. Charge is 70% of the Basic Escrow Rate.

E509 Real Estate Agent Rate

This rate is available to active Realtors. Charge is 70% of the Basic Escrow Rate.

E510 Relocation Companies (High Volume)

For High Volume Relocation Companies, the rate shall be \$800.00 inclusive of miscellaneous Fees.

Discounts shall not apply to this rate.

E511 Relocation Rate-Corporate Employee

Rates under this section are available for the transactions insuring the purchase and resale of a home of any employee transferred by a corporation or a government entity from one area to another. Charge is 70% of the Basic Escrow Rate

E512 Senior Citizen's Rate

ZONE 1

This rate is available to Senior Citizens (age 65 and over). Charge is 70% of the Basic Escrow Rate.

ZONE 2-4

This rate available to Senior Citizens (age 60 and over), Charge is 70% of the Basic Escrow Rate

CHAPTER VI – ESCROW – MISCELLANEOUS SERVICES

The rates under this section are minimum charges. Discounts shall not apply to changes under this section.

E601 Construction Controlled Escrow Fees

These charges shall be in addition to the Basic Escrow Rate:
\$150.00 Per Draw
\$300.00 Per Draw Inspection (does not apply when use of an outside vendor is required)

E602 Courier Charges

\$35.00 per package (included express mail, overnight delivery, and courier delivery) for packages sent to USA addresses only.

- Foreign addresses will be charged at actual cost of delivery plus \$50

E603 Escrow Only Service ZONE 1 -4

Escrow services involving a transfer of real property in which no title insurance is to be issued. Charge is 200% of the Basic Escrow Rate

*****Management approval is REQUIRED prior to opening escrow**

E604 Exchange Fee

This charge shall apply to transactions involving a 1031 Tax Deferred Exchange or a simultaneous exchange of property. The charge is \$150.00 for each exchange.

E605 Foreign Investment in Real Property Tax Act (FIRPTA) Filing Fee

When the transaction involved withholding of proceeds and/or payment of same to the internal Revenue Service in connection with the Foreign Investment in Real Property Tax Act, charges may be made at an hourly rate of \$200.00 per hour (with a 2-hour minimum)

E606 Interest Bearing Accounts

Setup of Trust Funds deposited into Interest Bearing Accounts. Charge is \$100.00

E607 Maintenance Charges

1. \$30.00 per month for maintaining funds in escrow account after an escrow is in dispute and we have given both parties (Seller and Buyer) at least thirty days' notice that said charge will accrue until the entire sum in the escrow has been exhausted, or the dispute has been resolved by mutual agreement or by court order, any applicable appeal period having lapsed, and the remainder is distributed accordingly.
2. \$30.00 for the re-issuance of any check not cashed after six months have elapsed since the date of issuance, or the entire sum uncashed, if less than \$30.00
3. \$30.00 per month to maintain the funds in our account after one year has elapsed with a check remaining uncashed and unclaimed, until the entire sum of said uncashed check has been exhausted or claim has been made for the remainder, or in the event three years elapses, any unclaimed remainder will be sent to the State escheat fund.

E608 Manufactured Homes Title/Affixtures ZONE 1-4

This charge shall be in addition to the Basic Escrow Rate for the preparation of an Affidavit of Affixture and/or applications for the transfer of Manufacturers Certificates of Origin (MCO) or the original Certificate of Title for a manufactured home.

- Does not include MVD authorized third party (ATP) services and fees.

Transactions Handled in ALL Zones: Charge \$200 per home

Discounts shall not apply to this charge.

-

E609 DELETED**

E610 REO Transactions

When fees are invoiced to the Company for services provided by required Seller coordinating companies, said fees shall be charged in addition Company escrow Charges.

E611 Short Sale Escrow Rate

This rate shall apply when the transaction involves a "short sale" to be approved by an institutional lender and will be charged at twice the Basic Rate with a minimum of \$800.00.

E612 Work Charges

When escrow services are requested under conditions for which no charge has been Provided in this schedule, or additional escrow work when usual conditions are encountered, or when special services are provided, **** same day sign and fund charges may** be made at an hourly rate of \$250.00 Per hour (1 hour minimum) **** Excludes Affiliate Loan Suites**

E613 Recording Fee Services ALL ZONES ****

A recording fee of \$35.00 will be charged per document on all real estate transactions.

E614 Abbreviated/Sub-Escrow

An abbreviated/sub-escrow with the issuance of title insurance may be provided when any one or more of the following services are provided Services available under this section include the following:

- (1) reconveyance tracking, (2) courier fees and (2) domestic wire fees.
- 1. Preparation of documents needed to clear title and/or comply with lender's instructions. \$250.00
- 2. Receipt and disbursement of funds \$100.00
- 3. Acceptance and Recordation of documents \$100.00
- 4. Ordering Payoffs \$150.00
- 5. Preparation of settlement statement and disbursement record. \$150.00
- 6.

E615 OTHER ESCROW, ACCOUNT SERVICING AND SUBDIVISION TRUST RATES

The following charges are the rates applicable for accounting and other services rendered in connection with an escrow pursuant to the instructions of the parties thereto.

1. Return Item (checks received not paid, each) \$ 30.00.
2. Check replacement fee (lost check) \$ 25.00.
3. Additional escrow check fee over 5 per transaction per customer (fee per check) \$ 5.00
4. **Holdback Fee** up to \$5,000= **\$100.00** \$5,001 to \$20,000= **\$200.00** \$20,001 plus =**\$500.00**,

ONLY with Admin Pre- Approval

5. **Non-escrow/Title only Reconveyance Tracking Fee \$ 75.00****
6. Inspection Fee ALL ZONES \$250.00
7. **DELETED ****
- 8.1031 Tax Deferred Exchange Document Fee \$ 75.00
9. **Stale Dated Check Reissue Fee \$ 50.00 (After 90 days) *****
10. Escheat Account Administration Fee (for all deposits into Escheat) Account \$ 50.00
11. Escheat Account Recovery Fee (for all disbursements from Escheat Account) \$ 50.00
12. **FIRPTA Filing Fee (No Withholding Certificate-8288B) to Seller \$500.00****
13. **FIRPTA Filing fee (Withholding Certificate-8288B filing/retained funds) to Seller \$750.00****
14. Courtesy Signing Fee (**in office**) - signing services for subsidiary company when documents provided. \$150.00
15. Each Additional Wire \$30
16. Each Additional Reconveyance / Release to record \$75.00
17. Each Additional Courier / Fed-X \$30.00
18. **Cyber Security Fee per transaction up to \$100 Payoff / Wire Security*****