

Schedule of Escrow Fees
For
Silk Title Agency LLC
In the
State of Arizona

Effective July 1, 2021

Refinance Escrow Rates

Standard Refinance Escrow: \$595.00

In connection with an order for a financed transaction Silk Title Agency LLC will provide loan escrow services.

Volume Pricing Refinance Escrow: \$395.00

Volume Pricing is offered in connection with refinance transactions where as a result of high-volume interactions the handling, processing and services associated with closing allows for operational and cost efficiencies.

Integrated Pricing Refinance Escrow: \$310.00

Integrated Pricing is offered in connection with refinance transactions where as a result of high-volume interaction and software platform integrations the handling, processing and services associated with closing allows for increased operational and cost efficiencies.

Residential Sale Escrow Rates

Standard Sale Escrow: \$745.00

In connection with an order for a residential sale transaction Silk Title Agency LLC will provide sale escrow services

Volume Pricing Sale Escrow: \$695.00

Volume Pricing is offered in connection with residential sale transactions where as a result of high-volume interactions the handling, processing and services associated with closing allows for operational and cost efficiencies.

Integrated Pricing Sale Escrow: \$495.00

Integrated Pricing is offered in connection with residential sale transactions where as a result of high-volume interaction and software platform integrations the handling, processing and services associated with closing allows for increased operational and cost efficiencies.

REO Escrow Fee: \$200.00

When the seller of a property is a bank or its assignee who acquired the property pursuant to a foreclosure sale an additional fee will be added to the applicable residential sale escrow rate.

Short Sale Escrow Fee:

When the seller of a property is selling the property as a short sale transaction an additional fee will be added to the applicable residential sale escrow rate based upon the scope and complexity of the additional services required; Simple, Basic, or Complex. Unless otherwise instructed by the principal parties, this charge shall be allocated to the seller in the transaction.

Simple Short Sale	\$250.00
Basic Short Sale	\$500.00
Complex Short Sale	\$750.00

Commercial Sale Escrow Rates

Commercial Escrow Rates: \$875.00 for transactions up to \$2,000,000.00

Escrow fees for commercial transactions over \$2,000,000.00 will be an amount agreed upon by the customer and Silk Title Agency LLC, with a minimum of \$2,500.00

In connection with an order for a commercial transaction Silk Title Agency LLC will provide commercial escrow services.

Commercial Title Exam Fee: \$1,000.00

The examination and review of the title for commercial searches.

Special Discounts

Investor Discount Rate: This rate is available to a person or entity customarily engaged in real estate investments. The rate is only applicable to escrow fees which are being paid for by the investor. In order to qualify the investor must provide reasonable evidence that they currently hold title or have transferred title to three (3) or more investment properties within the State of Arizona within the past twelve (12) months. The escrow fees for such investors shall be 70% of their portion of the applicable escrow fees. This rate shall only be applicable on sale transactions, may not be used in combination with any other discount, and is available only upon request.

Senior Citizen Discount Rate: Principals to a transaction who qualify as Senior Citizens (55 years of age and over) shall be charged 70% of their portion of the applicable escrow fee, wherein a valid identification is provided. This rate shall only be applicable on owner-occupied residential transactions, and may not be used in combination with any other discount.

Public Service Discount Rate: Principals to a transaction who are employed as Firefighters, Law Enforcement Officers, EMS and Healthcare Professionals, Teachers, and Military (active and retired), shall be charged 80% of their portion of the applicable escrow fee, wherein evidence of employment is presented. This rate shall only be applicable on owner-occupied residential transactions, and may not be used in combination with any other discount.

First Time Homebuyer Rate: A first time homebuyer of an owner-occupied residential property shall be charged \$80% of their portion of the applicable escrow fees, wherein reasonable evidence is presented to show that this is the buyer’s first home. This rate may not be used in combination with any other discount.

Additional Escrow Services

Abstract Search Fee: \$195.00

The searching of a property or additional property which will not be covered through a title insurance policy.

Notary Signing/Reclose Fee: \$200.00

A fee for an additional notarial signing and coordinating for signature documents needed to close escrow.

Sub-Escrow: \$125.00

Limited escrow services including the receipt and disbursement of escrow funds.

Second Mortgage Escrow Fee: \$225.00

The processing of services associated with the processing of Second Mortgage on a transaction.

Subordination: \$200.00

The requesting, preparing, and processing of a subordination required by a junior lienholder.

Refinance Document Preparation: \$75.00

The preparation of documents and coordinating for signature as required for the escrow closing process.

Sale Document Preparation: \$150.00

The preparation of sale specific documents and coordinating for signature as required for the escrow closing process.

Tax and Lien Certificate: \$75.00

The preparation of a document disclosing the tax, utility, open permit, or local assessment information relating to a specific subject property.

Expedited Shipping Fee: \$25.00

The receipt or delivery of documents vis overnight express mail.

Document Scan: \$100.00

A service performed by which paper copies of documents are converted into electronic images for streamlined processing and storage.

Electronic Document Fee: \$35.00

The receipt, printing and handling of electronic documents for the closing of an escrow transaction, including but not limited to one copy of pertinent documents for buyer, seller or borrower and full copies of documents for lenders and real estate agents

E-Recording Fee: \$15.00

The process of recording required documents in digital form.

Recording Service: \$50.00

The process of preparing and recording required documents in conjunction with closing escrow.

Reconveyance Tracking Fee: \$150.00

The process of following up and ensuring that a lien release is recorded for each deed of trust paid in full at the close of escrow (up to 4).

Negotiated Rate

Under certain circumstances, the company reserves the right to negotiate fees. Any such negotiated rate agreement must be approved in writing by the appropriate officer and signed by all parties involved for approval.