



BLUEPRINT TITLE AGENCY AZ
Schedule of Escrow Fees and Charges of Blueprint Title Agency AZ
for the State of Arizona

Effective: on/after May 25, 2020

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 but are shown in order to properly apply the applicable Escrow Rate Table(s). The rates shown are for the processing of the various types of escrows 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 Blueprint Title Agency AZ.

Section 1 – General Definitions

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 of 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, promise, 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)

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. 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 shall constitute approval of the charges made.

Section 2 - Schedule of Escrow Fees

2.01. Computation of the Basic Escrow Rate – Title & Closing Sale

When handling a sale escrow where we are also performing title services and providing title insurance, which is commonly referred to as a Title & Closing transaction, the bundled escrow fee will be \$1000.00 to be split, as negotiated, by the buyer/seller on any given sale transaction.

2.02. Computation of the Basic Escrow Rate – Closing Only Sale

When handling a sale escrow where we are NOT performing title services and NOT providing title insurance with the subject property being insured by a separate title insurance company, which is commonly referred to as a Closing only transaction, the escrow fee will be \$2000.00 to be split, as negotiated, by the buyer/seller on any given sale transaction.

2.03. Computation of Bundled Escrow Fees – Refinance

When handling a loan escrow, where no sale of real property is involved the escrow fee charged shall be \$425.00.

Section 3 – Special and/or Miscellaneous Rates/Fees

3.01. Volume Pricing – Refi

Blueprint Title Agency AZ reserves the right to offer volume pricing to refinance Clients who submit a high volume of refinance orders and where work economies exist either through integration, website ordering and processing, mobile app ordering and processing and/or standardization of shared and/process. The volume pricing will be set at a flat rate in a written agreement between the Client and Blueprint Title Agency AZ This pricing will be documented between the client and Blueprint Title Agency AZ and will be maintained outside of Blueprint Title Agency AZ's filed escrow rates.

3.02. Investor Rate

Blueprint Title Agency AZ reserves the right to offer an investor rate to builders, contractors, developers, sub dividers, or other individuals, groups of individuals or entities customarily engaged in real estate investments to produce income and profit, wherein they are the buyer, borrower or seller. This rate is applicable only to the escrow fees that are being paid by the investor and only on non-owner occupied properties. In lieu of paying the fees referenced in Section 2-2.01 or 2-2.02, the escrow fee charged to the investor will be \$350.00, for title & closing, closing only resale and refinance transactions.

3.03. Additional Service/Work Fees

Blueprint Title Agency AZ reserves the right to charge additional fees, in the event additional work is required on any given transaction due additional services requested and/or additional work required by the company to ensure an accurate, compliant and timely closing or may be requested as stand-alone services. The following fees are representative to common additional work fees that may be charged on any given transaction due to the reasons described above:

- (a) Holdback: \$150.00
- (b) Mobile Notary: \$150.00 per signing

3.05. Competitor Rate Match

Blueprint Title Agency AZ reserves the right to match any written escrow rate quote from a competitive title and/ or escrow company. The competitor's escrow rate must be filed and approved with the Arizona Dept of Financial Institutions. A copy of this written escrow rate quote match will be documented and stored as a part of the archived escrow file