



FIN Title Agency

ESCROW SERVICES AND FEES FOR
THE STATE OF ARIZONA

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GENERAL RULES

- A. DEFINITION OF ESCROW – ARS§6-801 (4), as Amended “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 designed agent or employee of any of them. Escrow includes subdivision trusts and account servicing.
- B. EFFECTIVE DATE – All rates set forth herein become effective when approved by the Arizona Department of Financial Institutions or by operation of law.
- C. APPLICABILITY – For purposes of rate application, all Arizona counties shall be included. All fees and charges shall be considered earned by the Company upon close of escrow and shall be non-refundable.
- D. ESCROW AGENT – Any person engaged in the business of accepting escrow, ARS§6-801 unless otherwise specified herein, whenever there is a reference to “Escrow Agent”, it shall mean First Integrity Title Agency National Solutions LLC
- E. EMPLOYEE RATES - No charge shall be made to employees of the escrow agent, company, principal, shareholders or affiliated companies, including employees on approved retirement, for escrow services in connection with the financing, refinancing, sale or purchase of employee’s bona fide primary residence. Waiver of such charges is authorized only in connection with those costs which the employee would be obligated to pay, by established custom, as a party to the transaction. Said discount shall be limited to one transaction annually.
- F. ROUNDING OF CHARGES - When an escrow charge is derived from the application of a percentage of a rate as stated herein, the result of that calculation may be rounded up to the nearest whole dollar amount.
- G. DEFINITION OF TRANSACTION – “Transaction” means the process of completing a real estate closing during which deeds, mortgages, and other required instruments are signed and/or delivered, an accounting between parties is made, the money is disbursed, the documents/papers are recorded, and all other details such as payment of outstanding liens are attended processed.

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Schedule of Escrow Fees

1. Purchase

Resale Rates – Residential Property (1-4) Family and Commercial/Industrial Property

Transaction Amount	Escrow Fee
Up to \$200,000	\$1,600
\$200,001-500,000	\$2,200
\$500,001-\$1,000,000	\$3,000
Over \$1,000,001	\$3,300.00 plus \$2,00 per \$1,000.00 per side over \$1,000,000.00

Resale rates are calculated in whole and then divided 50% to the Buyer and 50% to the Seller unless identified otherwise or as outlined in a written agreement between the Buyer and the Seller.

2. Retail Refinance Escrow Charge

Residential Property (1-4) Family

Transaction Amount	Escrow Fee
Up to \$2,000,000	\$500
\$2,000,001-\$3,000,000	\$700
Over \$3,000,000	\$900

Above fees shall include the following services:

- 1 Reconveyance Tracking Fee
- 1 Courier Fee
- 2 Incoming and Outgoing Wire Fees

3. Centralized Refinance Escrow Charge

Company offers Centralized Refinance Escrow Charges to lender clients who submit a high volume of refinance orders that can be processed efficiently by Company. “High Volume” shall mean that the client will place a minimum of ten (10) transactions per month. “Processed efficiently” implies that the client will place the order through the Company website, direct integration, or similar web-based technologies and is able to accept automated electronic delivery of Company products and services. Clients who submit orders via telephone or facsimile cannot qualify for volume pricing.

Centralized Refinance Escrow Fee: \$500.00.

Fees included in Centralized Refinance Escrow Charges:

- Tax Certificate
- HOA Document Retrieval
- Recording Service Fee
- Reconveyance Tracking Fee
- One (1) Courier/Express/Overnight Fee
- Two (2) Wire Transfer Fees (domestic or international)
- One (1) Notary fee

Fees **Not** Included in Centralized Refinance Escrow Charges:

Description	Fee
Wire Transfer fee – Outgoing domestic	\$25.00 per each additional domestic wire
Wire Transfer fee – Outgoing international	\$40.00 per each additional international wire
Courier/Express/Overnight Fee	\$25.00 per each additional (after 1) Courier/Express/Overnight shipment
Notary Fee	\$150.00 per each additional notary signing
Document Preparation Fee	\$60 per document (deed, power of attorney, etc.)
Dual Closing Fee	\$100 per signing appointment (after 1) for signing one loan package with multiple parties in different locations.
Mobile Home De-Titling Fee	\$250 per request to de-title mobile/manufactured home and affix to real property
Subordination Fee	\$150 per request to process a subordination with current lender.

4. Real Estate Owned (REO)

Transaction Amount	Escrow Fee
Up to \$200,000	\$1,800
\$200,001-500,000	\$2,400
\$500,001-\$1,000,000	\$3,300
Over \$1,000,001	\$3,300.00 plus \$2,00 per \$1,000.00 per side over \$1,000,000.00

Resale rates are calculated in whole and then divided 50% to the Buyer and 50% to the Seller unless identified otherwise or as outlined in a written agreement between the Buyer and the Seller

Above fee includes the following services for the buyer and seller:

- All Courier Fees
- All Reconveyance Tracking Fee
- All Incoming and Outgoing Wire Fees

Except \$450.00 REO Coordination Fee charged to Seller.

In the event a title transaction cancels or transfers after 15 business days, excluding national holidays, from the date the order is opened, and a title search has commenced, a cancellation fee of \$350.00 may be charged to the customer.

Where orders are withdrawn or the service transferred prior to the completion of the order, a service charge of \$150.00 shall apply to extensive curative work completed on the order.

5. Home Equity Loan Escrow Services

The charge shall be \$145.00 for loan transaction amounts up to \$500,000.00. "Basic Home Equity Loan Escrow Services" shall include the services of electronic receipt and printing of loan documents, receipt of funds from lender and all disbursements, including but not limited to ordering demands and making payoffs on previous loans and disbursement of the balance of proceeds.

6. Short Sale Resale Rates

Transaction Amount	Escrow Fee
Up to \$200,000	\$2,400
\$200,001-500,000	\$3,000
\$500,001-\$1,000,000	\$3,900
Over \$1,000,001	\$3,900.00 plus \$2,00 per \$1,000.00 per side over \$1,000,000.00

Resale rates are calculated in whole and then divided 50% to the Buyer and 50% to the Seller unless identified otherwise or as outlined in a written agreement between the Buyer and the Seller.

7. Reverse Mortgage Escrows

For escrow transactions involving a reverse mortgage loan product secure by a one to four family resident, the following fees apply.

Transaction Amount	Escrow Fee
Up to \$500,000	\$550
\$500,001-\$600,000	\$650
\$600,001-\$750,000	\$750
Over \$750,001	\$800

8. Sub-Escrow Services

Sub-Escrow services are performed by the Company only in support of a primary escrow agent in connection with the issuance of a policy of title insurance. Services are limited to the acceptance of documents and funds to pay off or release specified encumbrances, or to transfer funds from one party to another based upon instructions from the primary escrow holder, the lender or some other lienholder or payor.

Product	Escrow Fee
Refinance	\$75
Refinance - Bulk accounts	\$45
REO	\$75
All other transactions	\$125

9. Limited Escrow Services

Limited Escrow Services are performed by the Escrow Agent in support of an institutional lender (or its affiliate) providing a loan or loans in connection with the issuance of a policy of title insurance. The Escrow Agent's services are limited to the acceptance of documents and funds to payoff or release a particular encumbrance or charge against the land, or to transfer funds from one party to another based upon instructions by the primary escrow, lender, lienholder or payor. When such limited escrow services are performed, a minimum charge of \$125, or other amount agreed to by the Escrow Agent and the lender, shall be made. If the Escrow Agent orders demands, handles payoffs and issues a form Closing Disclosure Form and/or Settlement Statement, a charge of \$250.00, or other amount agreed to by the Escrow Agent and the lender, shall be made.

10. Escrow Related Services

All amounts stated below are per transaction.

Checks returned to insufficient funds	\$25
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Interest Bearing Account Set Up	\$35
Property Inspection in support of insurance of title insurance	\$175
Reissue Check or State Dated Check Replacement	\$25
Stop Payment Check Charge	\$35
Wire Transfer Fee - Outgoing Domestic	\$25
Wire Transfer Fee - Outgoing International	\$40
Lender required unsecured creditor disbursements – over 3 initial disbursements	\$10
Reconveyance Tracking Fee	\$100
Overnight Courier Fee – Example FedEx, UPS, Express Mail, USPS	\$25, per package
Document Preparation – Example Deed, Power of Attorney, Subordination Agreement, Substitution of Trustee and Full Reconveyance, Deed in Lieu	\$100, per document
Extra Work Charge	\$125 per hour
Special Messenger	\$As charged
Notary Fee, per instance (where not included)	\$150
Recording Service Fee	\$25
Loan Tie In Fee	\$150

11. Funds Held in Escrow

When funds unassociated with a scheduled closing date remain in escrow over 90 days after the initial open of escrow; the Company shall impose a month holding fee of \$100.00, to be charged against the funds held by the Company.

12. Exchange Escrow Processing

In connection with escrows involving I.R.C. Section 1031 Exchanges, a fee of \$250.00 per exchange component within the transaction shall be charged in addition to the applicable escrow.

13. Subdivision and Development Service's

Services in connection with subdivision and development fees shall be negotiated between the Escrow Agent and the subdivider/developer on a case by case situation.

14. Governmental Contracts

Contracts may be entered into with federal, state or municipal agencies, governmental employee unions and public utility districts for escrow services for such charges as may be agreed upon by and between the Escrow Agent and the applicable agency.

15. Negotiated rate

The Agency/Company reserves the right to negotiate fees. Any such negotiated rate must be in writing, signed by the parties to the agreement and approved by Management. A copy of the agreement shall be maintained by the Company.

16. Cancellation Escrow Charge

Unless covered in a previous section, in the event an escrow cancels after 45 business days, excluding national holidays from opening date of escrow, a cancellation fee of \$150.00 will be charged to buyer and seller.

17. 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 \$120.00, 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 44-305, 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 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 dues.