

**TITLE CLEARING AGENCY, LLC**

**ESCROW FEES AND CHARGES**

**FOR**

**THE STATE OF ARIZONA**

**EFFECTIVE DATE: March 10, 2023**

## Title Clearing Agency, LLC

The applicable fees for escrow services fees are charged on a per transaction basis and may be apportioned among the parties to the transaction in accordance with the instructions of the parties. All fees and charges contemplated by this Schedule shall be rounded up to the next dollar at each calculation except as otherwise expressly provided. Any reference to “per \$1,000 of liability” shall mean and include “per \$1,000 of liability and any portion thereof.”

### **DEFINITIONS:**

**Escrow (ARS 6-801, amended 1988)**: Any transaction in which 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 herein 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 on-performance of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts and account servicing.

**Basic Escrow Fee**: means the fee in Appendix A.

**Basic Escrow Services**: Primary Escrow Services, including but not limited to:

- Preparation of settlement statements;
- Document preparation;
- Receipt of incoming funds and issuance of disbursements (including checks, wire transfer fees);
- Courier or Messenger Services;
- 1 (one) Notary fee and signing service for a refinance, and 2 (two) Notary fee and signing services for a Sale Escrow and REO Escrow fee ; any additional Notary fee and signing service beyond the included signings per service will be charged at Additional fee rate per signing as disclosed,
- Recording Services, except governmental entity fees which will be charged as a pass through;

Basic Escrow Services **do not** including the following Miscellaneous Services:

- Return checks for insufficient funds;
- Interest-Bearing Account set-up;
- Funds held after close of escrow
- Governmental Entity fees
- Manufactured unit title transfer/affixture processing fees
- any other governmental fees or charges
- any fees for services obtained from a third party (other than the Company) and not otherwise specifically included in the definition of Basic Escrow Services

**Commercial**: Any property that is not residential

**Company**: Title Clearing & Escrow, LLC

**Competitors Rates:** The Company reserves the right to match any written escrow rate quote from the State of Arizona licensed title/escrow company. All such agreements must be approved in writing by the SVP of Operations and signed by all pertinent parties. A copy of said agreement is to be placed into each escrow file for which it applies.

**Escrow Agent (ARS 6-801):** Any person engaged in the business of accepting Escrows.

**Fee:** The amount to be paid to the Company for a product or service

**Loan Escrow Fee:** The Loan Escrow Fee applies to Escrow services involving a Residential Loan Non-Sale transaction, and includes Basic Escrow Services

**Negotiated Rate:** Under certain circumstances, the company reserves the right to negotiate fees. Any such negotiated rate agreement must be approved by an officer of the company and signed by the company and the client. A copy of said agreement shall be retained in the files of the company.

**Residential:** Real property designed principally for the occupancy of one-to-four families. Residential includes individual units of condominiums and cooperatives and vacant land to be improved with a single one-to-four dwelling.

**REO:** Real Estate Owned. The REO Escrow Fee applies to Escrow services involving a Residential REO Sale transaction and includes Basic Escrow Services

**Short Sale:** A sale transaction in which the proceeds of the sale are insufficient to satisfy the outstanding obligations secured by the subject property, and one or more creditors or lenders agrees to accept less than the amount that is owed on the property in satisfaction of the outstanding loan or loan obligations, and include Basic Escrow Services

**Sale Escrow Fee:** The Fee for Basic Escrow Services for a sale transaction is 100% of the Basic Escrow Fee based upon the Fair Value of the property being conveyed in the Escrow transaction,

### **Schedule of Fees**

**Loan Escrow Fee:** \$575.00

**Sale Escrow Fee:** Fee schedule attached as Exhibit A

**Commercial Escrow Fee:**

\$0-\$2,000,000	\$875
\$2,000,000 +	An amount agreed upon in writing by the customer and the company, with a minimum fee of \$2,500.00

**REO Escrow Fee:** \$1100.00

**Short Sale Escrow Fee:**

**SALES PRICE ESCROW FEE**

Up to and including \$100,000	\$1,200
\$100,001 to \$250,000	\$1,400
\$250,001 to \$500,000	\$1,600
\$500,001 to \$750,000	\$1,800
\$750,001 to \$1,000,000	\$2,000
Over \$1,000,000 <b>Basic Escrow Fee</b>	<b>plus \$1,000</b>

**Additional Fees**

**Mobile Notary Fee:** \$185.00

**Second Mortgage Escrow Fee:** \$150.00

**Trustee Sale Guarantees Fee:** \$300.00

# APPENDIX A

## BASIC ESCROW FEE

**Amount to and Including:**

\$100,000	\$920	\$840,000	\$1,872
\$120,000	\$952	\$860,000	\$1,894
\$140,000	\$984	\$880,000	\$1,918
\$160,000	\$1,014	\$900,000	\$1,942
\$180,000	\$1,046	\$920,000	\$1,966
\$200,000	\$1,078	\$940,000	\$1,988
\$220,000	\$1,104	\$960,000	\$2,012
\$240,000	\$1,130	\$980,000	\$2,034
\$260,000	\$1,158	\$1,000,000	\$2,058
\$280,000	\$1,184		
\$300,000	\$1,210	Over \$1,000,00 Add \$20 per \$20,000 or fraction thereof	
\$320,000	\$1,238		
\$340,000	\$1,264		
\$360,000	\$1,292		
\$380,000	\$1,318		
\$400,000	\$1,344		
\$420,000	\$1,370		
\$440,000	\$1,396		
\$460,000	\$1,424		
\$480,000	\$1,450		
\$500,000	\$1,476		
\$520,000	\$1,500		
\$540,000	\$1,524		
\$560,000	\$1,546		
\$580,000	\$1,570		
\$600,000	\$1,594		
\$620,000	\$1,616		
\$640,000	\$1,640		
\$660,000	\$1,662		
\$680,000	\$1,686		
\$700,000	\$1,710		
\$720,000	\$1,732		
\$740,000	\$1,756		
\$760,000	\$1,780		
\$780,000	\$1,802		
\$800,000	\$1,826		
\$820,000	\$1,848		