

Escrow Filing Fees for  
Security First Title Agency LLC  
in the State of Arizona

Effective May 30, 2024

### Basic Escrow Fees

Amount to and including:	Fee:
\$250,000	\$900
\$300,000	\$963
\$350,000	\$1,027
\$400,000	\$1,090
\$450,000	\$1,153
\$500,000	\$1,217
\$550,000	\$1,280
\$600,000	\$1,343
\$650,000	\$1,407
\$700,000	\$1,470
\$750,000	\$1,533
\$800,000	\$1,597
\$850,000	\$1,660
\$900,000	\$1,723
\$950,000	\$1,787
\$1,000,000	\$1,850

For Transactions over \$1,000,000 add \$50 per \$50,000 or fraction thereof.

-Unless otherwise instructed and agreed to in writing by the parties, the escrow charges shall be paid one half from the buyer, and one half from the seller.

### New Home Builders/Developers:

# of Units:	% of Basic Rate:
1-10	70%
11-25	60%
26-50	55%
51-100	50%
101-200	40%
201-500	30%
501-1,000	20%
1,001+	10%

#### **I. Fair Value**

The Basic Escrow Rates will be determined by the Fair Value of the property, which is construed as the full value of the property, including any encumbrances. All available information will be used to assess the Fair Value. At no time will the Fair

Value be less than any unpaid principal mortgage balances or contracts to which the property is subject.

**II. Minimum Charges**

The Basic Escrow Rates stated are minimum charges, and additional charges will be incurred when services are requested. The signing of final documents and the deposit of final funds or the acceptance of the work performed will constitute approval of the charges.

**III. Negotiated Rates / Unique Escrow Requirements**

From time to time, it may become necessary for Security First Title Agency LLC to make agreements for various services to be rendered and the charges to be made thereon. All requests need to be approved by those authorized to do so by Security First Title Agency LLC to maintain continuity of requests of a similar nature. An agreement signed by all interested parties shall be kept with the escrow file for which it applies. Minimum rates shall not apply.

**IV. Additional Fees and Charges**

Mobile Notary <sup>-1</sup>	\$150
Remote Online Notary <sup>-2</sup>	\$100
Document Fee-	\$50
Recording Fee <sup>-1</sup>	\$40
Courier Fee <sup>-1</sup>	\$30
Wire Fee-	\$25
Express Mail <sup>-1</sup>	\$40
Per Loan Fee <sup>-3</sup>	\$150
Tracking Fee <sup>-4</sup>	\$100
1031 Exchange-	\$100
Inspection Fee-	\$100
For Sale By Owner-	\$100
FIRPTA-	\$50
Unusual Services <sup>-1</sup>	\$100/hr

All fees will be charged to the party who requested such services or who will benefit by such services, unless otherwise instructed in writing. At no time will the fee be less than what is stated, unless agreed to in accordance with Section III.

<sup>1</sup>Actual cost may be higher. If a third-party charges more than the aforementioned stated fee, this cost will be passed on to the benefiting party.

<sup>2</sup>A Remote Online Notary will be the preferred method of notarization when possible under current law, and if circumstances allow.

<sup>3</sup>The Per Loan Fee will apply to each new loan that is associated with the escrow transaction.

<sup>4</sup>The Tracking Fee will be applicable to each lien when handling the payoff of a loan if the release is not provided for recording prior to closing escrow.

**A. Unusual Services or Services not Listed:**

If a service is requested, and it is not included in this list of “Escrow Filing Fees for Security First Title Agency LLC in the State of Arizona”, then a charge shall be communicated to the customer, and performed once agreed upon by both parties. Any unusual conditions or services are subject to a \$100 per hour fee.

**V. Special Rates:**

- A.** A 30% discount shall be applied, at the responsible party’s request, for: Senior Citizens (aged 65 and older); First Responders (Police, Fire, Medical); U.S. Active Duty Military and Veterans (Marines, Air Force, Army, Navy, and Coast Guard); American Red Cross Employees; Churches or Non-Profit Organizations; Investors who regularly buy in volume; and participants in an employer sponsored relocation program (discount must be requested by employer).
- B.** No Basic Escrow Fee will be charged for employees of Security First Title Agency LLC for the purchase of their primary house. A 50% Basic Escrow Fee discount will be applied to secondary and non-owner occupied houses.
- C.** Separate escrow service contracts may be entered into with Federal, State, County, or Local government agencies at rates agreed upon by Security First Title Agency LLC and the respective government agency in writing.
- D.** Security First Title Agency LLC reserves the right to match any escrow rate that is appropriately filed with the Arizona Department of Financial Institutions, and is approved by those authorized to do so by Security First Title Agency LLC. This written agreement must be signed and kept in the associated file.

**VI. Mortgage Broker Volume Discount Rates:**

Security First Title Agency LLC, at its sole discretion, is able to offer mortgage brokers a simplified pricing structure on settlement fees so that it coincides with underwriter lender title policy rates to promote competition and decrease turn times. The following settlement fees are available to be provided to mortgage brokers utilizing this method:

**A. Refinances with Westcor Land Title as underwriter:**

Loan Amount	Settlement Fee
\$0-\$240,000	\$495
\$240,000.01-\$500,000	\$415
\$500,000.01-\$740,000	\$295
\$740,000.01-\$1,000,000	\$455

**B. Purchases with Westcor Land Title as underwriters:**

Loan Amount	Settlement Fee
\$0-\$200,000	\$350
\$200,000.01-\$300,000	\$275
\$300,000.01-\$400,000	\$125
\$400,000.01-\$500,000	\$200
\$500,000.01-\$600,000	\$175
\$600,000.01-\$700,000	\$150
\$700,000.01-\$800,000	\$125
\$800,000.01-\$900,000	\$200
\$900,000.01-\$1,000,000	\$200
\$1,000,000.01-\$1,240,000	\$175
\$1,240,000.01-\$1,500,000	\$175

**C. Purchases with United Wholesale Mortgage TRAC Program:  
\$500 Settlement Fee for any loan amount.**