



ARIZONA ESCROW RATE FILING

Ideal Title Agency, LLC

Effective Date: February 18, 2022



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## 1. Closing Fees

### 1.1 First Lien Mortgage Refinances or Non-Purchase Transactions:

A closing fee of \$400 shall be charged on all 1<sup>st</sup> mortgage refinances or non-purchase transaction. An additional closing fee of \$100.00 may be charged if a multiple location closing is requested.

### 1.2 Second Lien Mortgage Refinances or Non-Purchase Transactions:

A closing fee of \$250 shall be charged on all 2<sup>nd</sup> mortgages.

(For Second Lien transactions that close individually and not in tandem with a First Lien mortgage)

### 1.3 Purchase Transaction:

A closing fee of \$400 for the buyer and \$400 for the seller shall be charged on all purchase transactions.

### 1.4 Piggyback Mortgages:

For Refinances, a closing fee of \$150 shall be charged on all piggyback mortgages (2<sup>nd</sup> mortgages that are closed simultaneously with any additional mortgage).

For Purchase transactions, A closing fee of \$250 shall be charged on all piggyback mortgages (2<sup>nd</sup> mortgages that are closed simultaneously with any additional mortgage).



## 2. Additional Fees

### 2.1 Document Prep Fee

All transactions in which the company is requested by the parties to prepare and execute a conveyance or other escrow related documents shall have a charge of \$100 per document.

## 3. Special Services

### 3.1. Out-of-Pocket Costs for Pass Through Charges:

In addition to those costs specifically stated herein, out-of-pocket costs incurred by escrow agent to serve a customer may be charged as reimbursable expenses at actual cost.

### 3.2. Additional Charges

In addition to the fees and costs set forth above, there may be additional charges incorporated into these fees for extraordinary services which are unique due to the complexity of the individual transaction or requested service for which no filed rate exists. The services shall include but not limited to the following: interstate coordination of multiple transactions, pro-ration of multiple rents/leases, the preparation and coordination of corporate relocation documents, escrow set up, closing re-draw, purge of title certificate 4 for mobile/manufactured homes, additional check disbursements, secretarial/scrivener service for miscellaneous documentation, inspection service, and closings that occur after business hours or on weekends. The service fee is paid at an hourly cost of \$80.00 (1 hour minimum charge).



### 3.3. Negotiated Rates

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.