

HERA TITLE AGENCY, LLC.

SCHEDULE OF ESCROW RATES

Effective 03/23/2022

General Rules

Definitions of “Escrow”, “Account Servicing”, “Escrow Agent”, and “Subdivision Trust” are as defined by Arizona Revised Statutes § 6-801.

The rates are charged on a per transaction basis and apportioned among the parties in accordance with the instructions of the parties.

The Basic Escrow Rate will be applied on fair value. Fair value will be construed as the full value of the property, including the encumbrances. When a sale is not involved the fair value will be determined from all available information.

If additional rates are applicable, they will be charged in addition to the Basic Escrow Rate.

Whenever percentages are used herein, the rates will be rounded up to the nearest dollar at each calculation except as otherwise expressly provided herein.

Only one discounted rate will be applied unless specifically allowed for herein. Any applicable discount will be applied to the portion being charged to the applicable party.

Any applicable discount will be applied to the Basic Escrow Rate and not applicable to any additional charges including but not limited to loan tie in fees and special services.

There will be a reduced charge for Escrow services to employees of Hera Title Agency, LLC. for the purchase, sale, or financing of their primary residence.

Any references to Company contained herein refer to Hera Title Agency, LLC. The company reserves the right to negotiate fees which must be approved by management.

Recording charges are assessed pursuant to the Recorder.

EXPLANATION OF RATES

Basic Escrow Rate*

Purchase Transaction

Closing 1st Mortgage Fee.....	\$500 Buyer/Seller
Closing 2nd Mortgage Fee	\$300 Buyer
Cash Only Fee.....	\$250 Buyer/Seller
CPL Fee.....	\$50 Buyer/Seller
Tax Service Fee	\$35 Buyer/Seller
Recording Service Fee	\$25 Buyer/Seller

Refinance Transaction

Closing 1st Mortgage Fee.....	\$600 Borrower
Closing 2nd Mortgage Fee	\$250 Borrower
CPL Fee.....	\$50 Borrower
Tax Service Fee	\$35 Borrower
Recording Service Fee	\$25 Borrower

Special Services*

Additional services may be required for which the rate structure has been outlined below and subject to change as the transaction dictates.

Additional Services (*IF APPLICABLE FEES*)

*Include but are not limited to the following:

- Notary Fee \$200
- Courtesy Signing Fee \$150
- Dual Signing Fee \$150

- Deed Prep Fee \$200 (outside of existing transaction)
- Document Preparation Fee \$250
- Courier/Express Fee \$35
- Bringdown/Post Closing Fee \$25
- Cancellation Fee \$75
- Wire Fee (outgoing/incoming) \$35
- NSF Fee \$35
- Electronic Package Fee \$50
- 1031 Exchange Fee \$100
- Dormant Funds Fee \$50
- FIRPTA Filing Fee \$50
- Escrow Holdback Fee \$100
- Lender Platform Fee \$20
- Subordination Coordination Fee \$100
- Disbursement Services Fee \$100
- UCC Search Fee \$50

Signing Services

Signings conducted outside of a Hera Title Agency, LLC. location utilizing a third-party notary service and/or Remote Online Notarization may be charged at the actual rate assessed by the third-party notary service and/or RON platform provider.

Escrow Only Service

Escrow service wherein no title insurance is provided will be charged at twice the Basic Escrow Rate and requires management approval.

Hera Title Agency, LLC. Services

A courtesy signing fee of \$150.00 may be charged to perform courtesy signing services provided for Non Hera Title, LLC. transactions.

****Recording fees are assessed by the recording clerk and charged at actual cost****

****Additional fees may apply based off the transaction and lender requirements****

****Additional subordination fees may be charged by the subordinating lender to the consumer ****

ZONE 1 - Maricopa, Pinal, Pima, Graham, Greenlee, Santa Cruz

ZONE 2 - Coconino, Yavapai, Gila, Navajo, LaPaz, Mogave, Yuma, Apache

Basic Escrow Rate - ZONE 1				
Transaction Amount (Up to and including)		Rate \$		
			Transaction Amount (Up to and including)	
			Rate \$	
\$0 - \$120,000	\$690.00		\$560,001 to 580,000	\$1,334.00
\$120,001 to \$140,000	\$720.00		\$580,001 to \$600,000	\$1,360.00
\$140,001 to \$160,000	\$750.00		\$600,001 to \$620,000	\$1,386.00
\$160,001 to \$180,000	\$780.00		\$620,001 to \$640,000	\$1,412.00
\$180,001 to \$200,000	\$810.00		\$640,001 to \$660,000	\$1,438.00
\$200,001 to \$220,000	\$840.00		\$660,001 to \$680,000	\$1,464.00
\$220,001 to \$240,000	\$870.00		\$680,001 to \$700,000	\$1,490.00
\$240,001 to \$260,000	\$900.00		\$700,001 to \$720,000	\$1,514.00
\$260,001 to \$280,000	\$928.00		\$720,001 to \$740,000	\$1,540.00
\$280,001 to \$300,000	\$956.00		\$740,001 to \$760,000	\$1,465.00
\$300,001 to \$320,000	\$984.00		\$760,001 to \$780,000	\$1,588.00
\$320,000 to \$340,000	\$1,012.00		\$780,001 to \$800,000	\$1,612.00
\$340,001 to \$360,000	\$1,040.00		\$800,001 to \$820,000	\$1,638.00
\$360,001 to \$380,000	\$1,068.00		\$820,001 to \$840,000	\$1,662.00
\$380,001 to \$400,000	\$1,096.00		\$840,001 to \$860,000	\$1,686.00
\$400,001 to \$420,000	\$1,124.00		\$860,001 to \$880,000	\$1,710.00
\$420,001 to \$440,000	\$1,150.00		\$880,001 to \$900,000	\$1,734.00
\$440,001 to \$460,000	\$1,176.00		\$900,001 to \$920,000	\$1,758.00
\$460,001 to \$480,000	\$1,202.00		\$920,001 to \$940,000	\$1,782.00
\$480,001 to \$500,000	\$1,228.00		\$940,001 to \$960,000	\$1,806.00
\$500,001 to \$520,000	\$1,256.00		\$960,001 to \$980,000	\$1,830.00
\$520,001 to \$540,000	\$1,282.00		\$980,001 to \$1,000,000	\$1,854.00
\$540,001 to \$560,000	\$1,308.00			

For transactions over \$1,000,000 and up to \$5,000,000 add \$20.00 per \$20,000 or fractions thereof, for any amount in excess of \$5,000,000 add \$14.00 per \$20,000 or fraction thereof.

Basic Escrow Rate - ZONE 2				
Transaction Amount (Up to and including)		Rate \$		
Transaction Amount (Up to and including)		Rate \$	Transaction Amount (Up to and including)	
			Rate \$	
\$0 - \$80,000	\$650.00		\$540,001 to \$560,000	\$1,308.00
\$80,001 to \$100,000	\$670.00		\$560,001 to 580,000	\$1,334.00
\$100,001 to \$120,000	\$690.00		\$580,001 to \$600,000	\$1,360.00
\$120,001 to \$140,000	\$720.00		\$600,001 to \$620,000	\$1,386.00
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\$460,001 to \$480,000	\$1,202.00		\$940,001 to \$960,000	\$1,806.00
\$480,001 to \$500,000	\$1,128.00		\$960,001 to \$980,000	\$1,830.00
\$500,001 to \$520,000	\$1,256.00		\$980,001 to \$1,000,000	\$1,854.00
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