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JC Title Agency, LLC

State of Arizona Rate Manual

Escrow Fees and Charges of JC Title Agency, LLC
AZDFI License # EA-1042717

Effective 10/22/2022

This schedule of Fees and Charges shall supersede all Scheduled and Charges which have heretofore been displayed in our offices.

Disclosure:

The rules and procedures contained herein are in no manner, either express or implied, to be construed as establishing or changing the rules and procedures pertaining to the escrow practices followed by the Company. The rates shown are for the processing of the various types of escrows as required by Arizona Revised Statute, Article 4, Sections 20-375 and 20-377, and do not include any additional service(s) unless otherwise noted or provided for in this schedule of fees and charges. Fees are based on the experience and judgement of JC Title Agency, LLC.

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Section 1 – GENERAL DEFINITIONS

1.1 DEFINITIONS

The term “Escrow” means any transaction wherein any property, money, written instrument or evidence of title or possession to real or personal property or other thing of value 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 of 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 non- 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 a designated agent or employee or any of them. (A.R.S. 6-801)

“Escrow Agent” means any person engaged in the business of accepting escrow. (A.R.S. 6-801)

“Escrow Business” means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (A.R.S. 6-801)

“Company” means JC Title Agency, LLC., and any other subsidiary, successor, or affiliate of its parent company(ies), that may be engaged in business in the state of Arizona as a licensed title agent.

The term “Fair Value” means:

(1) When a real estate sale is involved, the term “fair value” (or “fair market value”) means the full amount of the consideration paid to the Seller, including any encumbrances being assumed by the Buyer and/or, the “fair value” shall be determined from all available information (i.e., amount of encumbrances, assessed value, comparable sale date, etc.), and this optional selection for determining “fair value” is at the sole discretion of the Escrow Agent.

(2) When a sale is not involved, the “fair value” shall be the principal amount of the loan.

“Residential Transaction” means a transaction relating to a property improved with a 1-4 family residential dwelling or residential condominium unit

“Commercial Transaction” is all other transaction including but not limited to: 5+ family dwellings, office and retail buildings.

1.2 COMPUTATION OF THE BASIC ESCROW FEE

The rates will always be applied on fair value as defined in 1.1, in multiples of \$5,000.00 including any fraction thereof. Whenever percentages of the Basic Escrow Rate are used herein, the charged arrived at from use of the percentage will be rounded off to the next highest fee increment.

The minimum escrow fee for amounts up to \$100,000.00 is \$700.00.

Policy Amount	Escrow Fee
Up to \$100,000.00	\$700.00
\$100,001 to \$250,000	\$800.00

\$250,001 to \$500,000	\$900.00
\$500,001 to \$1,000,000	\$1,000.00
\$1,000,001 plus	\$1,200.00

1.3 MINIMUM FEES, CHARGES AND SPECIAL RISKS

The fees herein are minimum charges. Additional charges shall be made when unusual conditions are encountered or when special services are provided as deemed necessary by reason of terms and conditions set forth in the escrow transaction. In the even such charges are made, the deposit of final funds and the signing of final documents or the acceptance of the work performed shall constitute approval of the charges. In all other situations, acceptance by the customer of the work performed shall constitute approval of the charges made.

1.4 RATES, FEES AND CHARGES IN EFFECT PRIOR TO FILING

All rates and fees contained herein become effective when approved by the Superintendent of Banking or by operation of law.

1.5 LIMITATIONS ON SPECIAL RATES

Special rates shall not be applied to any fee already calculated at less than the Basic Escrow Rate. Special rates shall be applied only to those portions of the fees the customer is customarily expected to pay. Multiple special rates may not be applied to the same transaction.

Section 2 – SCHEDULE OF ESCROW FEES

2.1 BASIC CHARGE (RESIDENTIAL - CASH SALE)

The minimum charge of 100% of the Basic Escrow Fee shall be based upon the “fair value” of the property being conveyed in the escrow transaction. If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate applicable.

2.2 BASIC CHARGE (RESIDENTIAL - SALE WITH LOAN)

The minimum charge of 100% of the Basic Escrow Fee shall be based upon the principal amount of the new loan(s). When conducting a sale and loan escrow simultaneously (including seller carry back situations: coverage identical property, the fee for the escrow will be 100% of the Basic Escrow Fee plus \$125.00 loan tie-in escrow fee split evenly between buyer and seller. In the event the buyer obtains additional financing the buyer shall pay \$100 for each concurrent loan transaction.

2.3 BASIC CHARGE (RESIDENTIAL – REFINANCE)

The escrow fee for a residential real property conveyance or transfer of a one-to-four (1- 4) family dwelling shall be at a 100% of the Basic Escrow Rate,

2.4 BASIC CHARGE (COMMERCIAL, OFFICE OR INDUSTRIAL DEVELOPERS OR INVESTORS - SALE)

A commercial, office or industrial developer or investor customarily engaged in such business shall be charged as follows:

Purchase Price	Escrow Charge
\$0 - \$5,000,000	75% of the Basic Escrow Rate
\$5,000,001-\$10,000,000	70% of the Basic Escrow Rate
\$10,000,001-\$25,000,000	65% of the Basic Escrow Rate
\$25,000,001-\$50,000,000	60% of the Basic Escrow Rate
\$50,000,001-and above	55% of the Basic Escrow Rate

For transactions involving a commercial, office or industrial developer, the total escrow fee shall not be less than the lowest escrow fee set forth in the Basic Escrow Rate Schedule.

If such escrow includes a loan transaction, the escrow fee shall be increased by \$100, payable by the Borrower. Additionally, fees such as, but not limited to, date down, signing, recording, disbursement services and reconveyance may apply.

2.5 BASIC CHARGE (COMMERCIAL – REFINANCE)

When handling a commercial loan escrow, where no sale of real property is involved, the escrow fee charged shall be 100% of the Basic Escrow Rate.

For all commercial loan transactions not concurrent with a sale the escrow fee shall be charged as follows:

Loan Amount	Escrow Charge
Up to \$1,000,000	\$600.00
\$1,000,001 - \$2,000,000	\$850.00
\$2,000,001 - \$5,000,000	\$1,200.00
\$5,000,001- and above	\$1,700.00

These special rates shall not be available in combination with other special rates

Additionally, fees such as, but not limited to, date down, signing, recording, disbursement services and reconveyance may apply.

Section 3 – SPECIAL RATES

3.1 BASIC CHARGE (SUB ESCROW)

The minimum charge of \$150.00 will be charged per escrow, if applicable. Services under this section are restricted to:

- a) the receipt of funds and written instructions from the escrow holder and form the lender whose loan will be insured.
- b) The disbursement of such funds for the elimination of matters affecting title, nut only to the extent authorized under such instructions.

3.2 LIMITED ESCROW FEE

Fees for limited escrow services shall be \$150.00 and only includes payoff processing, property tax payment(s) and any other lien payoff(s).

3.3 INVESTOR/REALTOR/LENDER RATE

This rate is 70% of the applicable rate and is available upon request by a person who, in the ordinary course of their business, invests money in real estate that may produce revenue, income or profit. The rate shall also be available to

real estate brokers, real estate agents and mortgage lenders licensed in the State of Arizona. The rate is only applicable to those fees which are being paid by the investor/realtor/lender.

3.4 REO (REAL ESTATE OWNED)

Special Note: This fee shall be charged on all residential REO transactions to buyer and/or seller as negotiated by the parties. The fee shall include the following: overnight delivery, courier fees, electronic documents, reconveyance tracking and wire charges. When charging this fee, individual line item charges for the same costs may not be charged.

Purchase Price or Loan Amount	Escrow Fee
<\$200,000.00	\$1,000.00
\$200,000.01 - \$500,000.00	\$1,400.00
\$500,000.01 - \$1,000,000.00 \$	\$1,800.00
>\$1,000,000.01.....	Negotiated quote based on fair market value of services tobe performed.

3.5 SHORT SALE ESCROW FEE

The fee shall be charged to the buyer and/or seller, as negotiated by the parties on all residential short sale transactions. The fee includes: overnight mail, courier charges, electronic documents, reconveyance tracking and wire fees. When charging this fee, individual line item charges for the same costs may not be charged. The fee is inclusive of the Basic Escrow Fee.

Purchase Price or Loan Amount	Escrow Fee
<\$200,000.00	\$1,200.00
\$200,000.01 - \$500,000.00	\$1,600.00
\$500,000.01 - \$1,000,000.00 \$	\$2,100.00
>\$1,000,000.00.....	Negotiated quote based on fair market value of services tobe performed.

3.6 BUILDER RATE

Commercial, Industrial Developers Escrow Fee. This rate is available to commercial real estate developers, volume users and investors. Builders, sub- dividers, developers, investors or other entities or persons customarily involved in real estate investments shall be deemed volume user(s). This rate shall apply to all or any portion of the escrow fee paid by the commercial real estate developer, volume user or investor.

Purchase Price or Loan Amount	Escrow Fee
<\$200,000.00	\$400.00
\$200,000.01 - \$500,000.00	\$450.00
\$500,000.01 - \$1,000,000.00 \$	\$500.00
>\$1,000,000.00.....	Negotiated quote based on fair market value of services tobe performed.

Limited Builders Rate (1-4 Family Residence) Builders Escrows handled in connection with the sale, resale or lease of subdivided residential properties, including improved and unimproved parcels of land, condominium projects or other residential developments, except timeshare development projects, where individual units are offered for sale, the seller’s one-half portion of the escrow fee allocated to the builder/developer, per unit, shall be computed at 25% of the amount of the Basic Escrow Rate otherwise applicable to the seller’s portion.

3.7 ESCROW ONLY

The rate on transactions with the Agency elects to provide escrow services only, without the concurrent issuance of title insurance, shall be 200% of the basic rate.

3.8 EMPLOYEE RATE

There shall be no escrow fee charged to an employee of the Agency for transactions closed in connection with the financing, refinancing, sale or purchase of the employee's primary residence. This rate is limited to one transaction per year, per employee.

3.9 PROCESSING FEE (SALE/REALE/PURCHASE TRANSACTIONS)

A flat rate of \$175.00 shall be charged as negotiated by the parties to the transaction. The fee includes: overnight mail, courier charges, domestic wire fee and e-document retrieval fee. When charging this fee, individual line charges for the same costs may not be charged.

3.10 FILE TRANSFER FEE

In the event an escrow is transferred to another escrow company, a transfer fee will be imposed on the Escrow Company to which the file is being transferred. The file transfer fee shall be \$250.00 and shall be received prior to the file transfer.

3.11 RELOCATION ESCROW FEE

Escrow fee charged to a relocation company shall be 70% of the basic escrow fee.

3.12 NEGOTIATED RATE

In certain circumstances, the Agency reserves the right to negotiate fees. Any such negotiated rate must be in writing, signed by the parties to the agreement, and approved by Agency management.

3.13 DIRECT TRANSACTIONS

In addition to the applicable Escrow Fee as set forth herein, the basic charge of \$125 shall apply for each escrow processed by the Agency which originates directly from a seller/buyer (for sale by owner) transaction, or from a borrower/lender for a private money loan transaction.

3.14 GOVERNMENT CONTRACTS

When the Agency has entered into an agreement with a government agency, quasi-government agency, public utility company or other government sponsored or funded organization for the furnishing of escrow services, for the sale or financing of real property, the charge shall be 65% of the otherwise applicable escrow rate.

3.15 SENIOR CITIZEN'S RATE

This rate of 80% of the Basic Escrow Rate shall apply to Senior Citizens (age 65 and over).

3.16 PUBLIC SERVANT/MILITARY RATE

This rate of 70% of the Basic Escrow Rate shall apply to public servants and active military, including, but not limited to, policemen, firefighters, teachers and first responders.

3.17 TIE IN FEE

When conducting a sale and loan escrow simultaneously (including seller carry back situations: coverage identical property, the fee for the escrow will be 100% of the Basic Escrow Fee plus \$125.00 loan tie-in escrow fee split evenly between buyer and seller. In the event the buyer obtains additional financing the buyer shall pay \$100 for each concurrent loan transaction.

Section 4 MISCELLANEOUS CHARGES

4.1 ESCHEAT SERVICING FEE, PURSUANT TO A.R.S 44-317 AND ESCROW ACCOUNTING FEE

A fee of \$25.00 shall be charged as an escheatment fee for the processing and administration coincidental with any unclaimed escrow funds. This one-time \$25.00 charge will be earned by the Agency after the Agency has made a diligent effort to locate the party which includes written notice at the time of escheatment.

4.2 NON-SUFFICIENT FUNDS (NSF) CHECK FEE

There shall be a charge for processing Non-Sufficient Funds (NSF) returned checks in the amount of \$25.00, plus actual bank charges, if any, for each NSF returned check. Actual banking charges for NSF returned checks shall be documented.

4.3 STOP PAYMENT AND CHECK RE-ISSUE FEE

If, at the request of a party to a transaction, it is necessary to place a Stop Payment order on any check previously issued and re-issue the check, a Stop Payment charge of \$25.00 shall be assessed to the requesting party.

4.4 FUNDS HOLDBACK AND MAINTENANCE FEE

(A) Holdback Fee: When funds remain in an escrow subsequent to the date of closing, an initial setup fee of \$150.00 shall be charged, plus \$25.00 per month shall be charged for maintenance of said funds until such time of disbursement or escheatment. (B) Maintenance/Inactive Fee: Accounts with dormant funds (as evidenced by stale dated checks and inactive escrow accounts) shall be charged \$25.00 per month as a maintenance fee beginning six (6) months from the date the initial check was disbursed for stale dated checks, or from closing for dormant funds. Maintenance is defined as at least one (1) written notice mailed to the last known address within three (3) months prior to the implementation of the charge.

4.5 DEPOSIT OF ESCROW FUNDS INTO INTEREST-BEARING ACCOUNTS

A party to the transaction may request, in writing, that the company deposit escrow funds into an interest-bearing account. Such request shall be evaluated based on company procedures and the provisions of the Arizona Revised Statutes. The fee for this service is \$35.00. This fee is for opening, servicing, and closing the account.

4.6 TRACKING FEE

The charge for reconveyance, satisfaction, lien release tracking fee shall be \$75.00, per transaction. This charge applies to the tracking of reconveyances, satisfactions and lien releases not in escrow at the time of closing. The fee also includes recording of said documents and is non-refundable.

4.7 DELIVERY AND EXPRESS MAIL CHARGE

The charge for this special handling, which may include Federal Express, Airborne, UPS, Express Mail and special couriers, shall be as follows: • \$35.00, per delivery. If the actual charge exceeds \$35.00, the actual amount of the fee shall be charged.

4.8 RECORDING SERVICES

This rate is the minimum for recording documents with the applicable County Recorder. If the actual charge by the Recorder's office exceeds amounts specified below, the actual charge shall be that which is charged by the Recorder's Office.

Residential:

Sales Transaction - \$50.00

Refinance Transaction - \$35.00

Commercial:

Sales Transaction - \$100.00

Refinance Transaction - \$80.00

4.9 E-DOCUMENT RETRIEVAL FEE

A fee of \$25.00 per download shall be charged for electronic documents received by the Agency were printing, reformatting, and/or editing is needed.

4.10 BILL PAYMENT PROCESSING

A fee of \$5.00 per check (over the initial five checks) shall be charged for credit card and personal debt payments.

4.11 WIRE TRANSFER

- A fee of \$50.00 shall be charged for each outgoing international wire.
- A fee of \$35.00 shall be charged for each outgoing domestic wire.

4.12 EXTRA WORK CHARGE

When a complex escrow requires extra time, attention and/or document preparation, the Agency shall charge an extra work fee, at a one (1)-hour minimum, at the rate of \$125.00 per hour. In the event the extra work exceeds one (1) hour, the charge for same will be based on the \$125.00 per hour rate, but will be charged in 15 minute increments.

4.13 SECOND EQUITY LOAN TRANSACTION

A fee of \$300 will be charged for all second position equity loans where in the lender does not require title insurance and is requesting a limited title report for processing and closing an escrow transaction.

4.14 MOBILE NOTARY FEE

The following rates will be charged when an outside Vendor is employed to perform signings on behalf of the Company:

Residential Cash purchase or refinance	\$200.00
Residential Purchase	\$250.00
Redraw/Resigning Fee	\$150.00
Print fee (if loan cancelled after printed)	\$50.00
Additional Trip Fee	\$75.00

4.15 INSPECTION FEE

When an inspection of the subject property is required for the issuance of any title insurance product there will be a fee of \$100 charged per inspection, per title requirement.

4.16 1031 EXCHANGE FEE

A fee of \$200 will be added to the transaction to accommodate for the additional administrative cost of completing the 1031 exchange.

4.17 TITLE SEARCHES

Title search only, title additions, removals or transfers (including recording fee) is \$200.00