

Alpha Title Agency LLC

**SCHEDULE OF ESCROW SERVICE RATES,
MANUAL OF CLASSIFICATIONS,
And
RULES AND PLANS RELATING THERETO
STATE OF ARIZONA
EFFECTIVE: December 7, 2022**

FORWARD

This schedule of Rates, Manual of Classifications and Rules and Plans Relating Thereto is filled with the Arizona State Department of Financial Institutions, in accordance with Article 4, Chapter 7, Title 6, Arizona Revised Statutes.

This filling consists of the Schedule of Escrow Service Rates, Manual of Classifications and Rules and Plans Relating Thereto effective December 7, 2023

IN WITNESS WHEREOF, the Member Manager of Alpha Title Agency, LLC an Arizona Limited Liability Company have hereunto set their hands officially, this 7th day December, 2022

Alpha Title Agency, LLC

A handwritten signature in black ink, appearing to read 'Juan Borrayo', is written over a horizontal line.

Juan Borrayo, Member

BASIC ESCROW RATE

Transaction Amounts To And including	Rate
\$10,000	\$375
\$20,000	\$375
\$30,000	\$375
\$40,000	\$375
\$50,000	\$375
\$60,000	\$375
\$70,000	\$375
\$80,000	\$375
\$90,000	\$375
\$100,000	\$450
\$110,000	\$460
\$120,000	\$480
\$130,000	\$500
\$140,000	\$510
\$150,000	\$520
\$160,000	\$530
\$170,000	\$540
\$180,000	\$550
\$190,000	\$560
\$200,000	\$570
\$210,000	\$580
\$220,000	\$590
\$230,000	\$600
\$240,000	\$610
\$250,000	\$620
\$260,000	\$630
\$270,000	\$640
\$280,000	\$650
\$290,000	\$660
\$300,000	\$670
From \$300,001 to \$1,000,000	
Add per \$10,000	\$6.00
Over \$1,000,000 add per \$10,000	
.....	\$4.00

GENERAL RULES

Alpha Title Agency reserves the right to change any fees or rates contained herein as required by court ruling or legislation.

A. Computation from Basic Rate

1. The Rates shall be applied on fair value as defined in B. below in multiples of \$10,000.00 including any fraction thereof, unless a set flat rate charge applies.
2. Whenever a percentage of a Basic Rate is calculated due to the application of a discounted rate, the charge arrived at from the calculation will be rounded up to the next whole dollar amount.

B. Definitions

Commercial: Commercial means any property that is not Residential.

Escrow: Escrow means any transaction in which any escrow 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 therein 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 nonperformance of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promise, promisor, obligee, obligor, Bailee or bailor, or any designated agent or employee of any of them. Escrow included subdivision trusts and account servicing. (A.R.S. 6-801)

Fair Value: The "Fair Value" shall be constructed as the sales price of the property. Where a sale is not involved, the "Fair Value" shall be the principal amount of the new loan.

Residential: Residential means improved one-to-four family residences (residential property), condominiums, townhouses or other similar properties, or unimproved property that is intended to use as one-to-four family, and manufactured homes.

C. Geographic application of Rates

The rates herein are applied to any real property escrow in the State of Arizona

D. Separate Sales or Exchanges (Different Owners)

Basic Escrow Rate applicable on each separate sale, seller or exchange involved.

The Basic Escrow rate applies on the amount of each individual sale or exchange even though there may be one common purchaser and the sales or exchanges are handled concurrently, and one or more separate escrows is involved.

E. Undivided Interest when Sold Separately from the Remaining Interest

Basic Escrow Rate applicable based upon the fair value of the interest covered.

CHAPTER I –ESCROW-SALE

E101 Sale – Basic Charge (Residential)

A. Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow

E102 Sale with New Loan (Residential/Commercial)

A. Charge in addition to the escrow fee when the sale and loan escrow are conducted simultaneously (including seller carryback financing). Services available under this section include:

- Unlimited Electronic mail documents, courier fees, and domestic wire fees.
Transactions Handled in:
\$200.00 per loan

Discounts shall not apply to this charge

E103 Seller All Inclusive Rate (Residential/Commercial)

Charged in addition to the escrow fee when one or more of any combination of the following services are provided on behalf of the seller: lien(s) against property being paid through escrow, courier charges, or domestic wire fees. This rate includes unlimited reconveyance and tracking, courier charges and domestic wire fees.

Charge- \$200.00

Discounts shall not apply to this charge

Note: When closing non-typical transactions, limited services may be charged as set forth in chapter V, in lieu of this rate.

E104 Leasehold- Basic Charge (Residential/Commercial)

The Leasehold Escrow Rate shall be 100% of the Basic Escrow Rate based upon the fair value of the property lease or the total amount of the lease payments, whichever is less.

CHAPTER II – ESCROW- LOAN

E201 Loan Escrow (Residential)

- A.** Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow when:
- No transfer of title is involved, and the preparation of loan escrow documents is required
- B. Loan Escrow (Loan/Refinance/Construction/Permanent Loan)**
- This rate is applicable to any loan only transaction when there is no transfer of title an all loan documents are provided by the lender. Services available under this section include the following:
- Unlimited reconveyance tracking, electronic mail document, courier fees, and domestic wire fees.
- Transactions handled in:
Charge-\$325.00
- Discounts shall not apply to this charge.

E202 Loan Escrow (Commercial)

- A.** Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow when:
- No transfer of title is involved, and the preparation of loan escrow documents is required

E203 Subsequent Loans (Residential/Commercial)

This rate is applicable to any subsequent loan closed with the new first loan.

Charge- \$200.00 per loan over one

Discounts shall not apply to this charge

CHAPTER III – ESCROW-SUBDIVISION AND COMMERCIAL

E301 Sale (Commercial)

Services available under this section include the following:

- Unlimited reconveyance tracking, courier fees and domestic wire fees.

Up to \$2,000,000.....	70% of Basic Escrow Rate
\$2,000,001 to \$10,000,000.....	65% of Basic Escrow Rate
\$10,000,001 to 25,000,000.....	60% of Basic Escrow Rate
\$25,000,001 to \$55,000,000.....	55% of Basic Escrow Rate
\$55,000,001 to \$75,000,000.....	50% of Basic Escrow Rate
\$75,000,001 and above.....	45% of Basic Escrow Rate

E302 Sale (Sub dividers, Builders, and Developers)

1-30 Units.....	70% of Basic Escrow Rate
31-70 Units.....	60% of Basic Escrow Rate
71-100 Units.....	40% of Basic Escrow Rate
101-500 Units.....	30% of Basic Escrow Rate
501-1000 Units.....	20% of Basic Escrow Rate
1001 or more.....	10% of Basic Escrow Rate

MINIMUM RATE - \$375.00

CHAPTER IV – ESCROW- SPECIAL RATES

E401

Business Escrow Rate

Any escrow wherein a business is being transferred, without real property, will be charged at twice the Basic Escrow Rate with a minimum charge of \$750.00. Discounts shall not apply to this rate,

E402

Churches or Non-Profit Organization Rate

This rate is available to churches and Non-Profit Organizations. Charge is 70% of the Basic Escrow Rate.

E403

Employees Rates

This rate is available to any employee of a Title Company.

For escrows handled by the Company in connection with the financing or refinancing, sale or purchase of:

1. Primary Residence no escrow fees charged
2. Secondary Properties 50% of the application escrows fees

E404

Investor Rate

This rate is available to individuals and entities who in the ordinary course of business invest money in real estate. Charge is 70% of the Basics Escrow Rate.

E405

Military Rate

This rate is available to active Military and Veterans. Charge is 70% of the Basic Escrow Rate.

E406

Public Servant Rule

This rate is available to currently employed Public Servants to include, but not limited to teachers, policemen, firefighters, and emergency medical personnel. Charge is 70% of the Basic Escrow Rate.

E407

Negotiated Rate

The Company reserves the right to negotiate fees. Any such negotiated rate agreement must be in writing, signed by the parties to the agreement, and approved by the Company. A copy of the agreement shall be maintained outside of the filed escrow rates.

E408

Pre Sale Rate

A flat fee of \$300.00 will be charged on a residential resale transaction. This fee is applicable provided that the closing occurs within 12 months from the date of the Multiple Listing Service (MLS). This discount shall apply to closings performed in which the listing agent has disclosed the rate on the MLS listing prior to acceptance of the contract. Copy of the MLS listing required.

Excluded from this rate are Real Estate Owned properties (REO'S), Short Sale transaction, and commercial properties.
Discounts shall not apply to this charge.

E409

Real Estate Agent Rate

This rate is available to active Realtors. Charge is 70% of the Basic Escrow Rate.

E410

Relocation Companies

For High Volume Relocation Companies, the rate shall be \$600.00 inclusive of miscellaneous fees.
Discounts shall not apply to this rate.

E411

Relocation Rate-Corporate Employee

Rates under this section are available for the transactions insuring the purchase and resale of a home of any employee transferred by a corporation or a governmental entity from one area to another.
Charge is 70% of the Basic Escrow Rate

E412

Senior Citizen's Rate

This rate is available to Senior Citizens (age 60 and over). Charge 80% of the Basic Escrow Rate.

The rates under this section are minimum charges. Discounts shall not apply to changes under this section.

A. An abbreviated/sub-escrow with the issuance of title insurance may be provided when any one or more of the following services are provided Services available under this section include the following:

- ## E502 Construction Controlled Escrow Fees