



Schedule of Escrow Fees

State of Arizona

Effective Date: May 1, 2023

Section 1: Definitions and General Provisions

1.1 General Provisions and Definitions

The fees for escrow services shall be determined by the county where the property is located and not the county where the escrow is handled unless otherwise noted. The fees are charged on a per-transaction basis and may be apportioned among the parties to the transaction in accordance with the instructions of the parties.

All fees are minimum charges that are made based on a standard transaction with the standard amount of work performed and risk assumed. Subject to agreement by Iron Title (“Company”) and the customer, Iron Title reserves the right to charge additional fees in accordance with the work performed and/or risk assumed. In such an event, the deposit of funds and the signing of final documents or acceptance of the work performed, shall constitute agreement between the parties.

When escrow services are requested under conditions for which no charge has been provided in this Schedule, a charge shall be made which in the opinion of the Company appears to be consistent with the general pricing procedures as set forth herein. Different fees may be charged when unusual conditions are encountered and for special services requested, subject to agreement by the customer and the Company. The fee for additional escrow work when unusual conditions are encountered or special services are rendered is \$100 per hour or any fraction thereof.

Escrow means any transaction in which 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 herein 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, promisee, promisor, obligee, obligor, bailee, bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts. (ARS 6-801, as amended 1988)

Escrow Agent means any person engaged in the business of accepting escrows. (ARS 6-801)

Escrow Business means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (ARS 6-801)

Residential means improved one-to-four family residential property, or unimproved property that is intended for use as one-to-four family residential property.

1.2 Basic Escrow Services

Iron Title's Basic Escrow Services, provided in a standard transaction, include, but are not limited to, the following:

- standard document preparation in accordance with the file in question;
- electronic document download, upload and printing;
- receipt of incoming funds and issuance of disbursements, whether by check or wire transfer, including associated wire transfer fees, excluding international wires;
- standard overnight delivery, including associated overnight delivery fees;
- standard courier and messenger services;
- notary fees and signing services where the signing occurs in the office of Iron Title located in Arizona during that office's business hours;
- recording services and associated fees.

Iron Title's Basic Escrow Services, does not include the following:

- Notary fees and signing services except as expressly indicated above;
- check(s) returned due to insufficient funds;
- interest bearing account set-up;
- sub-escrow fees;
- funds held in escrow for longer than 180 days after either close of escrow or estimated close of escrow (does not apply to holdbacks);
- fees for services obtained from a third party (other than Iron Title) and not otherwise specifically included in services provided in Basic Escrow Services;
- specially retained messenger service to accommodate or comply with the instructions of the parties for which Iron Title is invoiced based on the individual service request;
- mobile home title transfer/elimination fees; and,
- transfer tax, sales tax or any other governmental entity taxes or charges.

Section 2: Schedule of Escrow Fees

2.1 Sale Escrow Fee

The fee for Basic Escrow Services for a Residential sale transaction can be seen in the following chart breakdown:

Transaction Amount Up to and Including	Rate (\$)	Transaction Amount Up to and Including	Rate (\$)	Transaction Amount Up to and Including	Rate (\$)
0 – 100,000	930	400,001 - 410,000	1367	710,001 - 720,000	1742
100,000 - 110,000	945	410,001 - 420,000	1380	720,001 - 730,000	1754
110,001 - 120,000	962	420,001 - 430,000	1393	730,001 - 740,000	1765
120,001 - 130,000	977	430,001 - 440,000	1406	740,001 - 750,000	1777
130,001 - 140,000	993	440,001 - 450,000	1420	750,001 - 760,000	1789
140,001 - 150,000	1009	450,001 - 460,000	1434	760,001 - 770,000	1800
150,001 - 160,000	1024	460,001 - 470,000	1447	770,001 - 780,000	1812
160,001 - 170,000	1040	470,001 - 480,000	1460	780,001 - 790,000	1823
170,001 - 180,000	1055	480,001 - 490,000	1473	790,001 - 800,000	1835
180,001 - 190,000	1072	490,001 - 500,000	1486	800,001 - 810,000	1846
190,001 - 200,000	1087	500,001 - 510,000	1499	810,001 - 820,000	1858
200,001 - 210,000	1100	510,001 - 520,000	1510	820,001 - 830,000	1869
210,001 - 220,000	1114	520,001 - 530,000	1522	830,001 - 840,000	1881
220,001 - 230,000	1127	530,001 - 540,000	15833	840,001 - 850,000	1893
230,001 - 240,000	1140	540,001 - 550,000	1545	850,001 - 860,000	1904
240,001 - 250,000	1154	550,001 - 560,000	1556	860,001 - 870,000	1917
250,001 - 260,000	1167	560,001 - 570,000	1568	870,001 - 880,000	1928
260,001 - 270,000	1181	570,001 - 580,000	1579	880,001 - 890,000	1940
270,001 - 280,000	1194	580,001 - 590,000	1591	890,001 - 900,000	1951
280,001 - 290,000	1207	590,001 - 600,000	1603	900,001 - 910,000	1963
290,001 - 300,000	1220	600,001 - 610,000	1614	910,001 - 920,000	1975
300,001 - 310,000	1233	610,001 - 620,000	1626	920,001 - 930,000	1986
310,001 - 320,000	1247	620,001 - 630,000	1637	930,001 - 940,000	1998
320,001 - 330,000	1260	630,001 - 640,000	1649	940,001 - 950,000	2009
330,001 - 340,000	1273	640,001 - 650,000	1660	950,001 - 960,000	2021
340,001 - 350,000	1287	650,001 - 660,000	1672	960,001 - 970,000	2032
350,001 - 360,000	1301	660,001 - 670,000	1684	970,001 - 980,000	2044
360,001 - 370,000	1314	670,001 - 680,000	1695	980,001 - 990,000	2055
370,001 - 380,000	1327	680,001 - 690,000	1708	990,001 - 1000,000	2067
380,001 - 390,000	1340	690,001 - 700,000	1719		
390,001 - 400,000	1353	700,001 - 710,000	1731		

For Transactions over \$1,000,000 and up to \$5,000,000 add \$10.00 per \$10,000 or fraction thereof, for any amount more than \$5,000,000 add \$7.00 per \$10,000 or fraction thereof.

2.2 Commercial, Developer, and Investor Escrow Fee

This rate is available to builders, contractors, developers, and investors when acting as the principal on non-residential property.

- 70% of the Basic Escrow Rate; Minimum of \$1025.00 up to \$100,000.00

Over \$100,000.00 add \$8.00 per \$5,000.00 increments.

Special Services* Additional services may be required for which no rate structure has been specially provided and may be charged at the rate of \$175.00 (minimum of \$175.00) per hour in addition to the prevailing rate.

2.3 Refinance Fee

A refinance rate of \$625.00 includes In County or In office notary, Recording fees, courier fee, check fee (up to 5) and outgoing wire fees (up to 3).

Section 3: Ancillary Fees

3.1 Additional Mortgages

The fee for Basic Escrow Services for a concurrent mortgage in a purchase transaction that is not taking first mortgage lien position is \$250 per mortgage.

3.2 Volume Discount Pricing/Contract of Work Pricing

Iron Title reserves the right to offer volume discount pricing to customers who submit a high volume of orders and where work economies exist either through integrations, website or mobile application ordering or shared process efficiencies. In such an event, the amount charged will be in a written agreement and will be maintained outside of these filings.

3.3 Investor Resale Escrow Fee

This fee is available to a person who in the ordinary course of business invests in real estate so that the real estate may produce a revenue, income or profit and who has provided a certification to that effect to the Company (an "Investor"). This discount cannot be used in conjunction with any other discount and applies only to non-owner occupied properties. The fee for Basic Escrow Services purchased by an Investor shall be no less than \$375.00 for the investor side of the transaction only. An REO Sale does not qualify.

3.4 Competitor Fee

Iron Title reserves the right to match any documented escrow fee quote from a state of Arizona licensed title and/or escrow company. A copy of the competitor's rate quote will be stored as part of the escrow file.

3.5 Additional Services/Escrow Fees

Iron Title reserves the right to charge additional fees in the event additional work is required or additional risk is assumed to ensure a timely and accurate closing. The following fees are representative of common additional work fees that may be charged:

- a. REO Sale Fee: \$300.00
- b. Short Sale Fee: \$300.00
- c. Sub-Escrow Fee: \$300.00
- d. 1031 Exchange Fee: \$75.00
- e. Interest Bearing Account Fee: \$35.00
- f. Non- Sufficient Funds Fee: \$35.00
- g. Mobile Home Elimination/Title Transfer Fee: \$300.00
- h. Holdback (Funds Held for Future Payments): \$100.00
- i. Dormancy Fee (Funds in Escrow >180 days): \$ 25.00/mo
- j. For Sale By Owner: \$250.00
- k. FIRPTA Service Fee: \$300.00
- l. International Wire Service Fee: \$300.00
- m. Mobile Home Escrow Only Fee: \$1,300.00
- n. Lease Land Fee: \$1,300.00
- n. Extra Check Fee: \$20.00 per Check Over Four (4) Checks Issued
- o. Construction Draw (Endorsements Not Included): \$150.00
- p. Transaction Fee: \$400.00