



TITLE FORWARD AGENCY OF ARIZONA, LLC

SCHEDULE OF ESCROW RATES

Effective Date: December 11, 2023

Title Forward is a brand name used to promote the products and services offered in Colorado, Florida, Maryland, New Jersey, Virginia, Washington and Washington, D.C. through Forward Settlement Solutions, Inc., dba Title Forward, a Delaware corporation; in Texas through Forward Settlement Solutions of Texas, LLC, dba Title Forward, a Texas limited liability company; in Pennsylvania through Forward Settlement Solutions, Inc., a Delaware corporation; in California through Title Forward of California Inc., a California corporation; and in Arizona through Title Forward Agency of Arizona, LLC, a Delaware limited liability company.

DEFINITIONS:

Basic Escrow Services: Basic escrow services are performed by Title Forward Agency of Arizona, LLC, (the “Company”) in support of a primary escrow agent or otherwise in connection with the issuance of a policy of title insurance, including but not limited to: document preparation, ordering of payoffs, loan coordination, preparation of settlement statements, scheduling of signing services, electronic downloads, receipt of incoming funds and issuance of disbursements (whether by check or wire transfer), including any wire fees, and overnight delivery fees, and recording services, but excluding third party costs paid directly by the parties (including without limitation transfer taxes).

The below escrow rates are flat rates based on a range of sales prices, pertaining to sale transactions, irrespective of whether the transaction also involves a loan. The escrow rates set forth constitute the total escrow fee charged and are not charged on a “per-side” basis, and they may be apportioned among the parties of the transaction per their written instructions contained within the purchase agreement.

Zone 1: The charges and fees described in this Section herein are to be charged by Title Forward Agency of Arizona, LLC on all transactions involving property located in Maricopa and Pinal counties.

Zone 1 Sale Transaction Escrow Rates

Sale Tier 1	Sales Price of Property \$0.00-\$350,000	Total Escrow Rate \$1,100.00
Sale Tier 2	Sales Price of Property \$350,001 - \$500,000	Total Escrow Rate \$1,455.00
Sale Tier 3	Sales Price of Property \$500,001 - \$650,000	Total Escrow Rate \$1,640.00
Sale Tier 4	Sales Price of Property \$650,001 - \$800,000	Total Escrow Rate \$1,800.00
Sale Tier 5	Sales Price of Property \$800,001 - \$1,000,000	Total Escrow Rate \$2,020.00
Sale Tier 6	Sales Price of Property \$1,000,001 and Up	Total Escrow Rate Add \$20 per \$20,000

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Zone 2: The charges and fees described in this Section herein are to be charged by Title Forward Agency of Arizona, LLC all transactions involving property located in Pima and Cochise counties.

Zone 2 Sale Transaction Escrow Rates

Sale Tier 1	Sales Price of Property \$0.00-\$200,000	Total Escrow Rate \$1,015.00
Sale Tier 2	Sales Price of Property \$200,001 - \$350,000	Total Escrow Rate \$1,180.00
Sale Tier 3	Sales Price of Property \$350,001 - \$500,000	Total Escrow Rate \$1,340.00
Sale Tier 4	Sales Price of Property \$500,001 - \$750,000	Total Escrow Rate \$1,560.00
Sale Tier 5	Sales Price of Property \$750,001 - \$1,000,000	Total Escrow Rate \$1,840.00
Sale Tier 6	Sales Price of Property \$1,000,001 and Up	Total Escrow Rate Add \$20 per \$20,000

Zone 3: The charges and fees described in this Section herein are to be charged by Title Forward Agency of Arizona, LLC all transactions involving property located in Yavapai and Coconino counties.

Zone 3 Sale Transaction Escrow Rates

Sale Tier 1	Sales Price of Property \$0.00-\$400,000	Total Escrow Rate \$1,055.00
Sale Tier 2	Sales Price of Property \$400,001 - \$550,000	Total Escrow Rate \$1,280.00
Sale Tier 3	Sales Price of Property \$550,001 - \$650,000	Total Escrow Rate \$1,425.00
Sale Tier 4	Sales Price of Property \$650,001 - \$800,000	Total Escrow Rate \$1,575.00
Sale Tier 5	Sales Price of Property \$800,001 - \$1,000,000	Total Escrow Rate \$1,785.00
Sale Tier 6	Sales Price of Property \$1,000,001 and Up	Total Escrow Rate Add \$20 per \$20,000

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Zone 4: The charges and fees described in this Section herein are to be charged by Title Forward Agency of Arizona, LLC all transactions involving property located in Navajo, Apache, Gila, Graham, Greenlee, Mohave, La Paz, Yuma and Santa Cruz counties.

Zone 4 Sale Transaction Escrow Rates

Sale Tier 1	Sales Price of Property \$0.00-\$200,000	Total Escrow Rate \$1,025.00
Sale Tier 2	Sales Price of Property \$200,001 - \$350,000	Total Escrow Rate \$1,215.00
Sale Tier 3	Sales Price of Property \$350,001 - \$500,000	Total Escrow Rate \$1,360.00
Sale Tier 4	Sales Price of Property \$500,001 - \$750,000	Total Escrow Rate \$1,540.00
Sale Tier 5	Sales Price of Property \$750,001 - \$1,000,000	Total Escrow Rate \$1,775.00
Sale Tier 6	Sales Price of Property \$1,000,001 and Up	Total Escrow Rate Add \$20 per \$20,000

Special Escrow Rates:

Senior Citizens Rate: This rate is offered to persons 65 years of age or older, on or before the close of escrow date. A request for this rate must be accompanied by proof of age. This proof shall be retained in the file. The escrow fee shall be 70% of the applicable rate.

First Responder, Military and Teachers Rate: This rate is offered to all teachers, firefighters, police officers, military personnel, EMT professionals, or civil defense organizations wherever situated. A request for this rate must be accompanied by satisfactory evidence of employment in one of these professions. This proof shall be retained in the file. The escrow fee shall be 70% of the applicable rate.

Matching Competitor Rates: Title Forward Agency of Arizona, LLC may match a competitor's escrow rate, as long as a written quote on the competitors letterhead is received for review by our Director of Title Operations. The competitor must have an active license in the State of

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Arizona to operate as a title and escrow company. The written quote must be reviewed and approved in writing by the Director of Title Operations prior to, or at escrow opening. A signed agreement must be received and retained in the file. This agreement will need to be signed by all pertinent parties.

Escrow Only Charge: The escrow fee for an escrow involving a transfer or encumbrance of real property for use as a residential dwelling, wherein no title insurance is being issued by Title Forward Agency of Arizona, LLC, or where title insurance will be issued by a company outside of Title Forward Agency of Arizona, LLC, will incur a base escrow charge of 200% of the Basic Escrow Rate.

Refinance and Investor/IBuy Acquisition and Disposition Escrow Rates for All Service Areas: Refinance and Investor/IBuy Acquisition and Disposition Rates escrow services include, but are not limited to, the following: document preparation, electronic downloads, receipt of incoming funds and issuance of disbursements (whether by check or wire transfer), including any wire fees, and overnight delivery fees.

Refinance Escrow Rate **\$500.00**

Investor / IBuy Acquisition and Disposition Rate **\$500.00**

The escrow rates established hereby are minimum rates and additional charges may be made in the event unusual escrow risks are assumed or unusual services are performed. Any such charges shall be made pursuant to a written agreement between the Company and the Party obligated to pay such charges.

Disbursement Service/Sub-Escrow Fee (charged when Title Forward Agency of Arizona, LLC is asked to disburse funds in support of a primary escrow agent; services include receipt and disbursement of funds pursuant to instruction of the parties)

\$125.00

The following services are *not* included in all of the above stated rates:

Notary/Signing Fees

These fees are charged to the appropriate customer for any after hours or outside of office signings which occur and are performed by a third party vendor.

Buyer Side Signing **\$200.00**

Seller Side Signing **\$100.00**

Refinance Signing **\$125.00**

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Additional Mileage Fee (charged when location of signing requires signing agent to travel greater than a distance of 60 miles round trip) **\$50.00**

After Hours/Weekend Fee (charged for signings occurring at customer's request before 9:00 a.m. or after 7:00 p.m., Monday through Friday, or on a Saturday or Sunday) **\$25.00**

Last Minute Cancellation Fee (charged when signing is canceled by customer with less than 6 hours' notice) **\$75.00**

Party/Parties no-Show Fee (charged to any party that fails to show for a settlement scheduled at an agreed upon time and location) **\$75.00**

Resigning Fees:

Purchase Resigning **\$200.00**

Refinance Resigning **\$75.00**

Inspection Fee

Should an inspection be required on the property, the party benefiting from the inspection shall be responsible for payment of said fee. This fee shall be set forth by a third party vendor, and the corresponding invoice will be provided to the responsible party prior to the close of escrow for review.

Release Tracking Fee

A fee for tracking service of recordation of releases for mortgages encumbering subject property after these have been paid in full to ensure full release is recorded and mortgage has been released from the subject property.

Fee per Mortgage Payoff **\$35.00**

Where required by law, the Company shall impose a cancellation charge in connection with any preliminary title report or commitment for title insurance which does not result in the issuance of a policy of title insurance. The cancellation charge shall be reasonable and based upon the work involved, with a minimum charge of \$300. The Company may agree to waive a cancellation charge in certain circumstances.