

# **Assurance Title Agency**

## Schedule of Escrow Rates and Services

## **IN-STATE RETAIL SERVICES**

Assurance Title Agency (the “Company”) provides escrow services for residential and commercial resale, refinance constructions loans, and subdivisions, from one proposed branch location in Arizona.

### **I. GENERAL RULES**

#### **A. EMPLOYEE RATE**

There shall be no charge to employees of Assurance Title Agency for the purchase, sale, or refinance of their primary residence. This rate is not applicable to employees of other title/escrow companies.

#### **B. SPECIAL SERVICES**

Additional charges will be made when unusual conditions are encountered or when special services are requires in the escrow, and for which no rating structure has been specifically provided herein. Such services shall include, but are not limited to any of the following: the parties changing terms/entities so that escrow documentation needs to be redrawn, transactions involving multiple properties and complex transactions.

The charge for special services shall be \$100.00 per hour (one hour minimum) in addition to the Basic Escrow Rate, but shall not exceed twice the Basic Escrow Rate.

#### **C. TRANSFER OF UNDIVIDED INTEREST (WHEN SOLD SEPERATELY FROM RAINING INTEREST)**

The Basic Escrow Rate is applicable, based upon the sales price of the interest covered.

#### **D. GOVERNMENTAL CONTRACTS**

The Company may enter into separate written contracts with Federal, State or local governmental agencies or their contractors for escrow services. Rates and fees will be based upon the volume of transactions and responsibilities and duties performed. The fee to be charges shall be included in the contract proposal.

#### **E. ROUNDING OFF**

Whenever percentages of the Basic Escrow Rate are used herein, the charge shall be rounded down to the nearest dollar.

### **II. EXPLANATION OF CHARGES**

#### **A. BASIC CHARGE (SALE)**

The minimum charge of 100% of the Basic Escrow Rate Shall be based upon the sales price of the real property in the escrow and county in which the services are performed, and shall include the following basic services, wire services and fees, local messenger/courier services, preparation of up to three documents in addition

to the basic escrow documents, electronic document download, issuance of all checks (except those to payoff debt not secured by the subject real property) overnight mail fees, in house notarial coordination and signing and electronic recording service fees. The fee does not include outside notary coordination and signing, applicable loan charges or third-party fees. If additional charges are applicable, all such charges shall be added to the Basic Escrow Fee.

**B. BASIC CHARGE (LOAN)**

1. If no Transfer of title is involved, the minimum charge if 100% of the Basic Escrow Rate shall be based upon the loan amount, and shall include the following basic services, wire services and fees, local courier/messenger services, all document preparation, electronic document download, issuance of all checks (except those to payoff debt not secured by the subject real property), overnight mail fee, notarial coordination and signing (in house or outside, within the state only), and electronic
2. If concurrent with a sale escrow for the full value of the land improvement \$124.00 for each loan, in addition to the Basic Escrow Rate. For all refinance transactions that involve more than one loan the fee shall increase by \$125 for each additional loan.
3. The following charge is applicable for constructions loans when the lender request additional. Services such as obtaining lien waivers, architectural approval etc. One-half of one percent of the loan amount.
4. A charge of \$50.00 may in the event of a VA refinance transaction where in the lender is require to pay the escrow fee.
5. Escrow refinance loan fees for volume accounts (25 or more orders anticipate annually) shall be \$425.00 and include wire services and fees, and all documents preparation, reconveyance (payoff) tracking, local messenger, and one signing service (in house of outside in the county where transaction takes place. This fee is based upon only having one loan for the transaction, and does not include other special services as request. Require to close the escrow. If more than one loan is involved, the above stated fees for each additional loan shall apply.

**C. BASIC CHARGE (COMMERCIAL, DEVELOPER, INVESTOR)**

1. Subdivide, Builder, Developer Rate:

This rate is available to builders, contractors, developers or subdivide customarily engaged in such business.

- 50 Units 65% of the Basic Escrow Rate
- 51-200 Units 40% of the Basic Escrow Rate
- 201 or more Units 25% of the Basic Escrow Rate (minimum of \$50.00)

2. Commercial Sale Transactions and Investor Rate.

The rate is available on commercial real property sale transactions, and to investors of residential or commercial real property who are customarily engaged in such business. For such qualifying transactions, the charge shall be 70% of the Basic Escrow Rate and includes one loan (if applicable)

**D. OVERNIGHT DELIVERY FEE/LOCAL COURIER**

Excepting those transactions that expressly include overnight delivery fees and or local courier fees as part of the services, the overnight delivery fee and or courier shall be \$30.00 per package or delivery. For the purpose of these charges "local means to extend such services is available where the delivery is taking place, and start/end points within the same city where the delivery is taking place.

**E. CHARGE FOR PAYMENT OF UNSECURED LOANS/CREDIT CARDS**

For request that the Company issue checks or wires for payments of credit cards or other debt not secured by the real property that is the subject of the transaction, in excess of file there shall be a \$10.00 fee per check or wire issued.

**F. INSPECTION SERVICES**

For transaction requiring physical inspection of the subject property (constructions transactions, and high liability policy to title) there shall be a charge of \$125 per inspection

**G. RELEASE AND RECONVEYANCE CHARGE**

Release/reconveyance charge of \$75.00 shall be charges in all instanced where it is necessary, in the administration of an escrow involving residential real property, to pay in full a secured obligation and to obtain/record a release and reconvince of a deed of trust, a satisfaction of a realty mortgage or a payoff deed of an agreement for sale, with certain exceptions. This charge shall not be applied to escrow transaction where in the case of obtaining the release is already knowing. These charges are nonrefundable.

**H. INTEREST BEARING ACCOUNT SET**

A charge of \$75.00 shall be charged to set up an interest-bearing account

**I. RECORDING PROCESSING FEE**

All purchase transaction will be assessed a \$5.00 recording processing fee per recorded documents.

**J. UCC FILINGS**

A charge of \$12.00 shall be charged for the filling of UCC documents in the office of the Secretary of State

**K. SHORT SALE TRANSATIONS**

A processing fee of \$400.00 in addition to the applicable Basic Escrow Rate, shall be charged to perform specialized escrow processing services in a transaction involving a lender accepting less than the full amount owed under its loan agreement with its borrower.

### III. BASIC ESCROW RATES

#### A. BASIC ESCROW RATES

##### For Counties Maricopa, Pima, Pinal, Apache, Cochise, Gila, La Paz and Navajo:

1. Up to \$100,000                   \$710.00
2. Up to \$150,000                 \$750.00
3. Up to \$200,000                 \$825.00

##### For Counties in Yavapai and Coconino:

1. Up to \$100,000                   \$650.00
2. Up to \$150,000                 \$700.00
3. Up to \$200,000                 \$775.00

##### For Mohave County:

1. Up to \$100,000                   \$365.00
2. Up to \$150,000                 \$420.00
3. Up to \$200,000                 \$470.00

##### For Santa Cruz County:

1. Up to \$100,000                   \$610.00
2. Up to \$150,000                 \$650.00
3. Up to \$200,000                 \$725.00

##### For Yuma County:

1. Up to \$100,000                   \$550.00
2. Up to \$150,000                 \$600.00
3. Up to \$200,000                 \$650.00

##### For all Counties:

1. From \$200,001 to \$400,000       Add \$7.00 per \$5,000.00 then (as applicable)
2. From \$400,001 to \$1,000,000    Add \$6.00 per \$5,000.00 then (as applicable)
3. All amounts over \$1,000,000.    Add \$4.00 per \$5,000.00

#### B. COMPETITOR RATE

We may choose to match a written escrow fee quote from a competing escrow and title company provided that:

- The competing rate must be filed with the Arizona Department of Finance Institutions.
- A copy of the written fee must be retained in the escrow file
- Issuance of this matching rate must be approved by the applicable branch or county manager of the company

C. NOTARIAL SIGNING

Fee for notarial signing and coordination services including printing of electronically transmitted loan package \$150.00

D. FULL SERVICE SUBORDINATION

This service includes any fees charged by the subordinating lender for its rates and processing up to \$125.00, drawing fee for the subordination, recoding fees all work to process ship out and return, overnight delivery fees and post-closing tracking.

E. OBTAINING 24 MONTH TAX HISTORY

Obtain, either directly from tax collectors/assessors or through a third-party vendor, amounts, due dates, and payment dates of property taxes from the previous 24-month period and provide a written summary of said information.