

ELEVATED TITLE AGENCY, LLC

ESCROW FEES AND CHARGES

FOR THE STATE OF ARIZONA

EFFECTIVE DATE 9/10/2022

**Elevated Title Agency, LLC.
Escrow Rate Manual
Arizona Statewide Rates**

General Rules

A Definition of 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 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 of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promise, promisor, obligee, obligor, bailee, bailor, or any designated agent or employee of any of them.

“Escrow Agent” meaning any person who is engaged in the business of accepting escrows. Unless otherwise specified herein, whenever there is a reference to “Escrow Agent”, Escrow agent shall mean Elevated Title Agency, LLC. Hereinafter referred to as the “Company”.

B. Rates, Fees, and Charges in effect prior to filing:

All rates and fees contained herein become effective when approved by the Arizona Department of Financial Institutions.

C. Employee Rate:

There is no charge to an employee of the Company for escrow services performed in connection with the financing, refinancing, sale or purchase by the employee. Such rate is authorized only in connection with those costs that the employee would be obligated to pay by established custom as a party to the transaction.

D. Separate Sales or Exchanges (Different Owners):

Full escrow charge is applicable on each separate sale, seller or exchanger involved. The applicable charge applies on 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.

Basis Escrow Charges

- A. Basic Refinance Charge:** Where no sale of the real property is involved and the purpose of said loan is for the refinance of the existing encumbrance on the property, the Escrow fee shall be \$450. This fee includes the escrow refinance fee, the notary fee for the refinance loan document signing, and the wire fee. The notary fee included is a one-time trip fee for loan document signing. Additional notary fees may apply if the transaction demands more than one notary trip or requires a split signing.
- B Discounted Escrow Fee (Veterans Administration Loan-paid by the Lender):** Where no sale of the real property is involved and the purpose of said loan is for the refinance of the existing encumbrance on the property, the Escrow fee shall be \$150. This fee includes the escrow refinance fee, the notary fee for the refinance loan document signing, and the wire fee. The notary fee included is a one-time trip fee for loan document signing. Additional notary fees may apply if the transaction demands more than one notary trip or requires a split signing.
- C Basic Charge (Sale):** When handling a sale or purchase transaction of real property, including leasehold interests, the Escrow Fee shall be \$700. This fee shall be equally divided between the buyer and seller unless the parties agree otherwise. This fee includes the escrow settlement fee only.
- D Basic Charge (REO Sale):** When handling a sale or purchase transaction of real property, where the subject property was foreclosed on and is owned by the servicer or foreclosing bank, the Escrow Fee shall be \$750. This fee shall be equally divided between the buyer and seller unless the parties agree otherwise. This fee includes the escrow settlement fee only.
- E Basic Charge (Piggyback or second loan):** The escrow fee shall be \$150 when “second” or additional loan instruments are involved in the escrow transaction. Additional notary fee may apply if the loan documents for the simultaneous second exceed 20 pages.
- F Basic Charge (Sub-Escrow):** When handling sub-escrow functions for an outside title escrow company, the Sub-escrow fee shall be \$150. Sub-escrow services include the receipt of disbursement of funds, payment of secured items on title and assistance with title curative.
- a.** A recording processing fee in the amount of \$50 may be charged for acceptance and recordation of documents.
 - b.** An additional charge of \$25 may be assessed if the issuance of courtesy payoffs exceeds more than 5 items in one transaction.

Sub-escrow services: Sub-escrow service may be provided for a minimum charge of \$100. Services available under this section are restricted to:

- c.** The receipt and disbursement of funds; and/or
- d.** A recording processing fee in the amount of \$50 may be assessed for acceptance and recordation of documents
- e.** A \$50 charge may be assessed for ordering payoffs if this service is combined with Sub-escrow services (a) and (b).

Miscellaneous Service Charges

A. Basic Charge (Sale and REO Sale Wire Transfer Fee): There will be a one-time charge of \$25 for handling incoming and outgoing electronic funds transfers up to three incoming and/or outgoing wires. There will be an additional \$25 after the third wire.

B. Signing/Notary Fee: There will be a fee of \$150 for scheduling and handling of witness and/or acknowledging of signatures required on the documents necessary for purchase transactions. There may be an additional notary fee of up to \$150 for basic refinance and VA transactions if the loan document signing requires a re-draw/re-sign of loan documents, split signing, and/or additional trips to complete the signing.

a. There will be a fee of \$200 for accommodation scheduling and handling of witnesses and/or acknowledging of signatures requested for lender required upfront disclosures outside of the refinance closing loan document package.

C. Examination Fee: A one-time examination fee of up to \$300 may be assessed on VA refinance loans.

D. Delivery Fee: For a basic refinance or VA refinance loans, there will be a one-time fee of \$18 for overnight express mail such as Federal Express, UPS, or other courier services for delivery within the continental United States, including a package for overnight or standard delivery. There will be a one-time fee of \$50 for overnight express mail such as Federal Express, UPS, or other courier/mail services for delivery outside of the continental United States.

For sale or REO sale: there will be a one-time fee of \$36 for overnight express mail such as Federal Express, UPS, or other courier services for delivery within the continental United States, including a package for overnight or standard delivery. There will be a one-time fee of \$50 for overnight express mail such as Federal Express, UPS, or other courier/mail services for delivery outside of the continental United States.

E. Deposit of Escrow Funds to Interest Bearing Account: A customer may request, in writing, that the Company deposit escrow funds into an interest-bearing account. Such a request will be evaluated based on company procedures and the provisions of the Arizona Revised states. The fee for this service shall be \$50, which will include opening, servicing and closing of the account.

F. Signing Fee (Deed or Affidavit only): There will be a fee for \$75 for scheduling and conducting notary signings on single documents such as deed or affidavit that is required outside of a regular notary signing for a refinance, REO sale, or sale closing documents.

G. Document Preparation: There shall be a fee of \$60 per document/deed requested for preparation of any documents typically provided to close a standard refinance,

sale or REO sale transaction if an outside attorney or vendor is used to complete the document preparation.

H. RECORDING ACCEPTANCE AND PROCESSING: There shall be a one-time fee in the amount of \$50 for the acceptance, processing, tracking and service of recorded documents. If more than two documents are being recorded separately, an additional fee of \$4.75 per document recording may be assessed.

I. Volume Pricing: The Company offers volume pricing to clients who submit a high Volume of orders that can be processed efficiently by The Company. These will be Customers who integrate with The Company to accept automated electronic delivery The Company's product and services. Client who submit orders via email or facsimile Cannot qualify for volume pricing. The fee will be a set flat rate in an agreement Between the client and The Company. This will be used when none of the other Set forth in this escrow filing will accommodate the client's requirements. The Ceiling on the volume pricing is \$550 per Refinance transactions and \$750 per Sale Or REO transaction.

J. Negotiated Rate: Under certain circumstances, the company reserves the right to negotiate fees. Any such negotiated rate agreement must be approved in writing by the appropriate officer and signed by all parties involved for approval.

K. Additional Charge/Hourly Rate: In the event of work beyond the bundled rates The Company reserves the right to charge an hourly rate of \$100 per hour.