



**MORTGAGE
INFORMATION
SERVICES, INC.**

**Mortgage Information Services of the Southwest, Inc.
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ESCROW RATE FILING

Effective October 1, 2015

Mortgage Information Services of the Southwest, Inc.

**SCHEDULE OF ESCROW FEES, CHARGES AND
SPECIAL RATES**

STATE OF ARIZONA

AND

GENERAL RULES RELATING THERETO

PREFACE

AN ESCROW FEE is the amount charged for the acceptance of an escrow transaction and performance of the escrow duties by and Escrow Agent. The fee for a particular escrow transaction is based either on the “**Fair Value**” of the property or is a set flat charge as set forth in this manual.

When the fee is based on the “**Fair Value**” of the property, the appropriate fee is calculated from schedules of charges where fee amounts are listed coinciding with the “**Fair Value**” amounts in the increments of \$5,000.00.

There are various sub-categories of these fees based on the terms and conditions specific to each escrow transaction. The appropriate way to calculate a fee for each escrow transaction is the subject of the Schedule and General Rules Relative thereto and a thorough understanding of the escrow transaction, this Schedule and the General Rules herein is required in order to charge correctly.

GENERAL RULES RELATIVE TO ESCROW FEES, CHARGES & SPECIAL RATES

A. DEFINITIONS:

“**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 up 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 designed agent or employee of any of them. Escrow includes subdivision trusts. (A.R.S. 6-801, as Amended 1988)

“**Escrow Agent**” means any person engaged in the business of accepting escrows. (A.R.S. 6-801, as Amended 1988)

Unless otherwise specified herein, whenever there is a reference to “Escrow Agent”, Escrow Agent shall mean Mortgage Information Services, of the Southwest, Inc.

“**Escrow business**” means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (A.R.S. 6-801, as Amended 1988)

“**Refinance Escrow**” shall mean any residential loan escrow transaction not involving a purchase-money mortgage, an acquisition loan or a loan to construct a dwelling unit.

“Fair Value”

1. When a sale is involved the “**Fair Value**” means the full amount of the consideration paid to the Seller, including any encumbrances being assumed by the buyer and/or the “**Fair Value**” shall be determined from all available information, i.e., amount of encumbrances, assessed value, comparable sale data, etc.
2. Where a sale is not involved the “**Fair Value**” shall be the principal amount of the loan.

B. COMPUTATION OF THE BASIC ESCROW FEE:

1. The Basic Escrow Fee is based on the “**Fair Value**” of the property as defined above in increments of \$5,000.00, including any fractional percentage thereof or a set flat charge.
2. Whenever any fractional percentage of the “**Fair Value**” is used, the fee arrived at will be rounded up to the next highest fee increment. For example, if the “**Fair Value**” is \$55,010.00, the Escrow Service Fee will be based on \$60,000.00.

C. MINIMUM FEE, CHARGES AND SPECIAL RISKS:

1. The fees herein are minimum charges. Additional charges will be made when unusual conditions are encountered, when special risks are assumed or when special services are provided as deemed necessary by reason of terms and conditions set forth in escrow transaction.

D. CANCELLATION FEES AND CHARGES:

1. In the event of cancellation of an escrow transaction, the cancellation fees shall be in the amount of \$50.00 per hour based upon the total hours worked. The cancellation charge may be waived.

Mortgage Information Services of the Southwest, Inc.
Escrow Rate Schedule for Arizona

Rates Effective 10/1/2015

Current Escrow Rate
Schedule

Amount to & Including	Escrow Service	Amount to & Including	Escrow Service	Amount to & Including	Escrow Service
75,000	325	195,000	445	315,000	565
80,000	330	200,000	450	320,000	570
85,000	335	205,000	455	325,000	575
90,000	340	210,000	460	330,000	580
95,000	345	215,000	465	335,000	585
100,000	350	220,000	470	340,000	590
105,000	355	225,000	475	345,000	595
110,000	360	230,000	480	350,000	600
115,000	365	235,000	485	355,000	605
120,000	370	240,000	490	360,000	610
125,000	375	245,000	495	365,000	615
130,000	380	250,000	500	370,000	620
135,000	385	255,000	505	375,000	625
140,000	390	260,000	510	380,000	630
145,000	395	265,000	515	385,000	635
150,000	400	270,000	520	390,000	640
155,000	405	275,000	525	395,000	645
160,000	410	280,000	530	400,000	650
165,000	415	285,000	535	405,000	655
170,000	420	290,000	540	410,000	660
175,000	425	295,000	545	415,000	665
180,000	430	300,000	550	420,000	670
185,000	435	305,000	555	425,000	675
190,000	440	310,000	560	430,000	680

435,000	685	595,000	845	755,000	1,005
440,000	690	600,000	850	760,000	1,010
445,000	695	605,000	855	765,000	1,015
450,000	700	610,000	860	770,000	1,020
455,000	705	615,000	865	775,000	1,025
460,000	710	620,000	870	780,000	1,030
465,000	715	625,000	875	785,000	1,035
470,000	720	630,000	880	790,000	1,040
475,000	725	635,000	885	795,000	1,045
480,000	730	640,000	890	800,000	1,050
485,000	735	645,000	895	805,000	1,055
490,000	740	650,000	900	810,000	1,060
495,000	745	655,000	905	815,000	1,065
500,000	750	660,000	910	820,000	1,070
505,000	755	665,000	915	825,000	1,075
510,000	760	670,000	920	830,000	1,080
515,000	765	675,000	925	835,000	1,085
520,000	770	680,000	930	840,000	1,090
525,000	775	685,000	935	845,000	1,095
530,000	780	690,000	940	850,000	1,100
535,000	785	695,000	945	855,000	1,105
540,000	790	700,000	950	860,000	1,110
545,000	795	705,000	955	865,000	1,115
550,000	800	710,000	960	870,000	1,120
555,000	805	715,000	965	875,000	1,125
560,000	810	720,000	970	880,000	1,130
565,000	815	725,000	975	885,000	1,135
570,000	820	730,000	980	890,000	1,140
575,000	825	735,000	985	895,000	1,145
580,000	830	740,000	990	900,000	1,150
585,000	835	745,000	995	905,000	1,155
590,000	840	750,000	1,000	910,000	1,160

915,000	1,165
920,000	1,170
925,000	1,175
930,000	1,180
935,000	1,185
940,000	1,190
945,000	1,195
950,000	1,200
955,000	1,205
960,000	1,210
965,000	1,215
970,000	1,220
975,000	1,225
980,000	1,230
985,000	1,235
990,000	1,240
995,000	1,245
1,000,000	1,250

NOTE: For loans in excess of \$1,000,000 add \$10 per \$5,000 or fraction thereof.

SCHEDULE OF ESCROW FEES

A. BASIC ESCROW FEE (SEPARATE RESIDENTIAL SALE OR LOAN):

The minimum charge of 100% of the Basic Escrow Fee shall be based upon the “**Fair Value**” of the property being conveyed in the escrow transaction. If additional charges are applicable, all such additional charges shall be identified and described separately on the final settlement statement.

B. BASIC ESCROW FEE (SALE AND LOAN FEE):

When conducting a sale and loan escrow simultaneously (including seller carry back situations), covering identical property, the fee for escrow will be 100% of Basic Escrow Fee plus \$75.00 per loan.

C. BASIC ESCROW FEE (LEASEHOLD):

1. The minimum charge on the sale of the Leasehold Interest (excepting there from Oil, Gas or Mineral Leases) shall be 100% of the Basic Escrow Fee computed upon the “**Fair Value**” of the property leased.
2. The Basic Escrow Fee on an escrow transaction involving the sale of an Oil, Gas or Mineral Lease Estate, shall be as negotiated, based on the services, rendered.

*****SPECIAL RATES AND FEES*****

A. FLAT-RATE PURCHASE ESCROW (Residential)

A “FLAT FEE” of \$600 will be charged for any transaction in which MIS handles the escrow for a purchase transaction on a residential property where there is a corresponding mortgage loan closing in conjunction with the property transfer.

The following are included as part of this service:

- Unlimited clearing of title, including written demands on voluntary and involuntary liens
- One Signing Accommodation
- Unlimited Electronic Document Receipt/Delivery
- One-time disbursement of funds via check and/or wire transfer (escrow holdbacks and additional disbursements are charged at standard rate)
- Unlimited Courier/Express Delivery services
- The acceptance and recordation of the lien document
- Reconveyance fees

The fee will typically be split evenly between buyer and seller however specific instructions as part of the purchase contract will be followed. County recorder filing fees for the recordation of any document(s) not included in the above rate.

B. FLAT-RATE REFINANCE ESCROW

A “FLAT FEE” of \$250 will be charged for any transaction which qualifies as a Refinance Escrow per the definition described herein and shall include the following:

- Unlimited clearing of title, including written demands on voluntary and involuntary liens
- One Signing Accommodation
- Unlimited Electronic Document Receipt/Delivery
- Unlimited disbursement of checks and wires
- Unlimited Courier/Express Delivery services
- The acceptance and recordation of the lien document
- Reconveyance fees

County recorder filing fees for the recordation of any document(s) not included in the above rate.

C. FLAT-RATE CONSTRUCTION ESCROW

A “FLAT FEE” of \$325 will be charged for any construction escrow transaction and shall include the following:

- Unlimited clearing of title, including written demands on voluntary and involuntary liens
- One Signing Accommodation
- Unlimited Electronic Document Receipt/Delivery
- Disbursement on up to three (3) draws
- Up to three (3) physical inspections of subject property
- Unlimited Courier/Express Delivery services
- The acceptance and recordation of the lien document
- Reconveyance fees

County recorder filing fees for the recordation of any document(s) not included in the above rate.

D. LIMITED ESCROW RATE

A “FLAT FEE” of \$150 will be charged for when requested to perform a limited escrow and shall include the following:

- Two (2) Electronic Document Receipt/Delivery
- Issuance of up to five (5) checks and one (1) wire
- The preparation of a HUD settlement statement
- One (1) Courier Service
- Up to Three (3) Express Delivery packages
- The acceptance and recordation of the lien document (includes fees charged by county recorder)
- One (1) Reconveyance

County recorder filing fees for the recordation of any document(s) not included in the above rate.

E. ESCROW ONLY RATE

Fees associated with an Escrow Only service will be charged according to the NEGOTIATED RATE defined in this Rate Filing. This service includes only the receipt and disbursement of funds according to lender instruction.

F. NEGOTIATED RATE

Mortgage Information Services of the Southwest, Inc. reserves the right to negotiate fees. Any agreement must be approved by a Vice President or Executive Officer and that agreement must be kept on file in the corporate office.

G. EMPLOYEE RATE

1. This rate applies only to an employee's primary residence.
2. This rate is available to all full-time current employees (with 90 days or more of services) of Mortgage Information Services of the Southwest, Inc. and any subsidiaries or affiliates of which either owns a majority interest.
3. This rate shall not be extended to entities owned by the employee or if the employee is/will be in title with others that are not the employee's spouse or children.
4. This rate constitutes a waiver of the escrow fee that would otherwise be charged to the employee by established custom, as a party to the transaction.

H. HOLDBACK ESCROWS

In an escrow transaction where any party to the transaction requests funds to be held back and disbursed at a later date, the charge will be \$75 and will include up to five (5) disbursements. Any disbursements in excess of five (5) will be charged at \$10 per disbursement.

I. ELECTRONIC DOCUMENT RECEIPT/DELIVERY

When loan documents are received or distributed via electronic transmission, there will be a charge of \$25.00 per electronically transmitted loan package. (If loan documents are transmitted more than once through no fault of Mortgage Information Services of the Southwest, Inc. there will be an additional \$25.00 per transmission.)

J. DOCUMENT PREPARATION

A document preparation fee of \$75 will be charged for the preparation of any document requested in connection with an open Refinance Escrow or Limited Escrow transaction.

K. RECONVEYANCE

A fee of \$75 will be charged to obtain a reconveyance from a lender paid off through escrow.

L. EXPRESS DELIVERY

A fee of \$15.00 per package will be charged when expedited delivery service is requested on a transaction. This fee is not applicable on any "flat rate" filings where expedited delivery service is included, except when it exceeds the limit defined in said filing.

M. COURIER SERVICE

A fee of \$20.00 per package will be charged for courier service provided in connection with an open escrow transaction. This fee is not applicable on any "flat rate" filings where courier service is included, except when it exceeds the limit defined in said filing.

N. SIGNING ACCOMMODATION

1. A fee of \$200 will be charged when signing/mobile notary services are requested. This fee includes the scheduling of the appointment, document printing/delivery, the notary charge and express delivery/courier charges, if any.
2. A fee of \$150 will be charged when an additional signing accommodation is requested after or simultaneously with the original request under the same transaction.
3. A fee of \$75 will be charged when MIS is requested to coordinate the signing up to no more than three (3) documents.
4. A fee of \$75 will be charged when a signing accommodation is cancelled. This fee includes the cost of printing documents and travel expenses.

O. INITIAL DISCLOSURE SIGNING SERVICE

A fee of \$250 will be charged when requested to coordinate the signatures on lender/originator application and disclosure paperwork. This fee includes the scheduling of the appointment, document printing/delivery, the notary charge and express delivery/courier charges, if any.

P. BANK CHARGES

A fee of \$10 will be charged for any of the following:

1. Return and/or re-deposit of check for non-sufficient funds
2. Stop payment on a check
3. Wires received or sent through a Mortgage Information Services of the Southwest, Inc. escrow account, or in excess of those included within any flat-rate filing.
4. Issuance of more than twenty (20) checks in connection with an open escrow transaction.

Q. INTEREST BEARING ACCOUNT

There will be a charge of \$25.00 to any party in a transaction requesting their funds on a deposit in escrow to be deposited to an interest bearing account, which includes the account set up.

R. INSPECTION

A maximum fee of \$150 will be charged when a physical inspection of a property is required in connection with an open escrow transaction.

S. DRAW

A fee of \$50 will be charged when requested to accept and hold funds for future disbursement. Up to two checks/wires and one express delivery/courier packages are included with this service.

T. SPECIAL SERVICES AND ADDITIONAL WORK CHARGE

An additional escrow work charge fee will be assessed when special services or additional work (including complex title clearing matters) is required or requested at the rate of \$25.00 per quarter of an hour. Approval of these charges will be assumed upon deposit of funds, receipt of signed docs or acceptance of the work performed.

U. COMPETITOR'S RATES

Mortgage Information Services of the Southwest, Inc. reserves the right to match any written escrow rate quote from an appropriately licensed Arizona escrow agent and/or title company. Any fee match must be approved by a Manager, Vice President or Executive Officer and included as part of the escrow file.

V. MANUFACTURED UNIT TITLE TRANSFER/AFFIXTURE PROCESSING

A fee of \$550 will be charged on those transactions involving a single manufactured dwelling, trailer or other modular/manufactured structure used for residential or commercial purposes comprised of one or more sections which requires the processing of the Manufacturer's Certificate(s) of Origin, Certificate(s) of Title and/or Affidavit of Affixture. The fee includes any and all fees due to any State Motor Vehicle Department and/or third party vehicular title processing service, RP decal fees and retirement/recording fees.

The above fee is in addition to the applicable escrow rate charge for the closing transaction. This fee is not applicable when an Affidavit of Affixture has already been completed.