

# **METRO DENVER TITLE AGENCY**

## **ESCROW FEES AND CHARGES FOR THE STATE OF ARIZONA**

This Schedule of fees and Charges shall supersede all Schedules of Fees and Charges which have heretofore been displayed in our offices and filed with the Arizona Department of Financial Institution pursuant to A.R.S. §6-846 et. Seq. On behalf of Metro Denver Title Agency in the State of Arizona.

**EFFECTIVE: SEPTEMBER 25, 2019**

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## CHAPTER I - GENERAL RULES

### **A. DEFINITION OF ESCROW - ARS§6-801(4), as Amended**

"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 therein 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 or bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts and account servicing.

### **B. EFFECTIVE DATE**

All rates set forth herein become effective when approved by the Arizona Department of Financial Institution or by operation of law.

### **C. APPLICABILITY**

For purposes of rate application, all counties in the state of Arizona shall be included.

All fees and charges shall be considered earned by the Company upon close of escrow and shall be non-refundable.

### **D. PAYMENT OF ESCROW CHARGES**

Unless otherwise instructed in writing by the parties, the escrow charges and recording/filing fees shall be paid one-half by Buyer and one-half by Seller.

Unless otherwise instructed in writing by the parties, any charges incurred for miscellaneous or additional services provided or requested by the parties shall be charged to the person who requested such services(s) or who will benefit by such service(s).

### **E. SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS)**

The Basic Sale Escrow Fee as set forth herein shall be charged on each separate sale, seller or exchanger involved.

The applicable charge applies on the amount of 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 are involved.

### **F. UNDIVIDED INTEREST SOLD SEPERATELY FROM REMAINING INTEREST**

The Basic Sale Escrow Fee Charge as set forth herein shall be charged based upon the interest covered, the purchase price or the fair value thereof, whichever is the higher.

### **G. GEOGRAPHIC APPLICATION OF RATES**

Unless otherwise noted, the applicable escrow fees shall be determined by the county in which the escrow is handled and not the county where the property is located.

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## H. MISCELLANEOUS SERVICES

Fees for services set forth in this Manual which are not listed as being included in a particular rate shall be charged to the party who has requested such service or who will benefit by such service and shall be in addition to that particular rate.

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## CHAPTER II - ESCROW - BASIC CHARGES

### **SALE – BASIC ESCROW RATE**

#### **Sale Transaction**

**\$850.00**

Includes: Overnight Delivery Fees, Courier Fees, and Wire Processing Fees.

If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable.

### **LOAN TIE-IN FEE – SALE ESCROW WITH NEW LOAN**

When a loan escrow is closed concurrently with a sale, there shall be an additional escrow fee charged per loan closed that is to be secured by the property subject to the escrow.

**\$300** for Residential Sale Transactions

The rate is in addition to the escrow fee charged for closing the sale escrow and shall be applicable regardless of the type of lender (i.e. institutional or private lender, seller carry-back, etc.) or loan program.

### **LOAN ESCROW RATES**

Refer to Chapter V of this Manual for escrow rates for loan rates for the financing, refinancing or revamping a loan, construction loans and other loan rates.

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## CHAPTER III -SPECIAL RATES

The rates contained within this section are considered reduced rates. No other rate shall be applied to these rates.

### **SALE - INVESTOR RATE**

This rate is available to builders, contractors, developers, subdividers, licensed real estate agents or brokers, licensed mortgage brokers, loan officers or other individuals, groups of individuals or entities customarily engaged in real estate investments for the production of income and profit, wherein they are the buyer, borrower or seller. This rate is applicable only to the escrow fees which are being paid by the investor.

The charge will be **\$550**.

### **COMPETITORS' RATES**

The Company reserves the right to match any written escrow rate quote from a State of Arizona licensed title/escrow company. All such agreements must be approved in writing by the County Manager of the appropriate County and signed by all pertinent parties. A copy of said agreement is to be placed in each escrow file for which the rate applies.

### **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 County Manager of the appropriate County and signed by all pertinent parties. A copy of said agreement is to be placed in each escrow file for which the rate applies.

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## CHAPTER IV - MISCELLANEOUS SERVICES

### **SPECIAL SERVICES OR ADDITIONAL WORK CHARGE**

A **\$100 an hour** work charge will be made when special services or additional work is requested or required that is over and above the normal services provided in the type of escrow to be closed. The customer will be notified of the charges before they are incurred. In the event such charges are made, the deposit of final funds and the signing of final documents or the acceptance of the work performed will constitute approval of the charges.

Under such circumstances, the minimum fee shall be \$100 plus \$50 per each additional half-hour or fraction thereof.

### **RECORDING & FILING SERVICE FEES**

The fees charged for recording and/or filing fees with the County Recorder, Secretary of State or other applicable government office shall be the amount(s) indicated below or the invoiced charges from the title provider, whichever is greater:

<b>Description</b>	<b>Fee Per File</b>
Refinance or Loan (non-commercial properties)	<b>\$70.00</b>
Sale with New Loan	<b>\$70.00</b>
All Cash Transactions (non-commercial properties)	<b>\$70.00</b>
All Other Transactions	<b>\$70.00</b>
Commercial Sale (with or without loan) or Refinance	<b>\$70.00 or Actual Fees</b> charged by the recording and/or filing office, whichever is greater.

The above fees shall be considered earned at close of escrow and shall be non-refundable.

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## CHAPTER V - LOAN ONLY ESCROW RATES

### **LOAN ESCROW RATE - 1 to 4 SFR & NON-COMMERCIAL PROPERTIES**

This rate shall be applicable to any loan-only transaction, regardless of whether or not there is/are any existing loan(s) to be paid off as a part of the escrow.

#### **\$450**

Includes: courier and overnight delivery fees, wire fees, electronic document fee; payoff tracking and processing fees. Does not include the Recording Service Fee or other filed rates included in this manual for special services as requested or required to close the escrow.