



METRO TITLE
AGENCY OF ARIZONA

Escrow Fees and Charges for the State of Arizona

Effective June 25, 2013

This Schedule of Fees and Charges shall supersede all Schedules of Fees and Charges that have heretofore been displayed in our offices and filed with the Department of Financial Institutions pursuant to A.R.S. §6-864, et seq, on behalf of Metro Title Agency of Arizona.

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General Rules

0.1 Definition of Escrow

Escrow means any transaction wherein any property, money, written instrument or evidence of title to or possession of real personal property or other thing of value 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 the real or personal property, to be delivered or redelivered by a person upon the contingent happening or non-happening of a specified event or performance or nonperformance prescribed act, when it is then to be delivered by such person, grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or a designated agent or employee or any of them. Escrow includes subdivision trusts and account servicing. (A.R.S. §6-801, as Amended).

0.2 Computation from Basic Rate

The applicable rates shall be computed on fair value as defined in Section 0.3 below in multiples of \$5,000.00 including any fraction thereof in accordance with the division of such units as set forth in the Basic Escrow Rates. The minimum rate applies to policies up to \$50,000.00. Whenever percentages of the Basic Escrow Rate are used herein, the charge arrived at from use of the percentage shall be rounded up to the nearest dollar.

0.3 Fair Value

The fair value shall be construed as the full value of the property including the encumbrances. Where a sale is not involved, the fair value shall be determined from all available information (i.e. amount of encumbrances, assessed value, etc.) In no event shall it be less than the sum of the unpaid principal balances of the mortgages and/or contracts to which the property is subject, unless such mortgages and/or contracts provide for financing of a lender's loan and closing costs, the mortgage provides for advances, or the capitalization of interest, in which case the mortgages and/or contracts exceed the sales price. The Company may be entitled to rely on the value provided by the parties to an arm's length transaction.

0.4 Minimum Charges, Special Risks and Work Charges

The charges set forth herein are minimum charges. Additional charges will be made when special risks are assumed, special services are provided, and an escrow requires extra time and attention. The Company may impose a work charge at the rate of \$100.00 per employee hour, or portion thereof based on actual time, as stated in Section 3.11 of the Rate Manual.

Whenever the Company is requested by a proposed insured to assume less than its self-imposed limit of liability and purchase reinsurance to cover a part of the total policy liability, an additional amount may be added to the schedule premium to recover the expense of reinsurance up to the self-imposed limit. Any such request shall be submitted to Management.

The minimum fees set forth in this manual shall not be decreased by any otherwise applicable rates.

0.5 Rates and Charges

All rates contained herein become effective when approved by the Department of Financial Institutions or by operation of law.

0.6 Separate Sales or Exchanges (Different Owners)

Basic charge applicable per the Basic Escrow Rate on each separate sale in which any seller/exchanger is involved. The applicable charge applies on the amount of each individual; sale or exchange even though there may be on common purchaser, and the sales or exchanges are handled concurrently, and one or more separate escrows are involved.

0.7 Transfer of Undivided Interest (When Sold Separately From Remaining Interest)

Basic Charge applicable (Basic Escrow Rate) shall be based upon the interest conveyed, the purchase price, or the fair value thereof, whichever is the higher.

0.8 Unique Escrow Requirements/Additional Charges

In some cases, due to unusual requirements regarding the financing or development of a major project, the Company may find it necessary to enter into contracts or agreements for various services to be rendered and the charges to be made thereof. All such requests must be submitted to Management and retained in the escrow file. This will allow the Company to maintain control while offering pricing which is consistent with established escrow rates on projects of a similar nature.

0.9 Payment of Escrow Charges

Unless otherwise instructed in writing by the parties or unless specified in the Rate Manual, the Escrow Charges and Recording/filing fees shall be paid one-half by the buyer and one-half by the seller Unless otherwise instructed in writing by the parties, any charges incurred for miscellaneous or additional service(s) provided or requested by the parties shall be charged to the person who requested the service(s) or who will benefit from the service(s).

0.10 Miscellaneous Charges and Fees

Miscellaneous Charges and Fees shall be added to the applicable Basic Escrow Charge.

0.11 Reference to County

All references to Counties are in reference to the county where the escrow office is located and not the situs of the real estate.

Chapter 1 – Escrow

1.1 Sale – Basic Charge - Residential

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the fair value of the property in the escrow. See Chapter 6 for Rates. The minimum charge for the Basic Escrow Rate is \$385.00.

1.1A Sale-Basic Charge-Commercial

Escrow services performed in conjunction with title services shall be charged based upon the fair value amount of the transaction, at the following rates:

<u>Liability Amount</u>	<u>Rate</u>
Up to \$10,000,000	80% of the Basic Escrow Rate
\$10,000,001 to \$25,000,000	60% of the Basic Escrow Rate
\$25,000,001 to \$55,000,000	55% of the Basic Escrow Rate
\$55,000,001 to \$75,000,000	50% of the Basic Escrow Rate
\$75,000,001 and above	45% of the Basic Escrow Rate

1.2 Loan – Basics Charge (1-4SFR)

When there is no transfer of title involved the Basic Charge shall be:

- \$200.00 for the first loan, plus \$75.00 for each additional loan

1.3 Loan – Basic Charge (Commercial/Other than 1-4SFR)

This rate will be applicable to any loan only transaction, regardless of whether or not there is/are any existing loans to be paid off as part of the escrow, when there is not transfer of title and when all documents are provided by the lender, the fee shall be:

<u>Liability</u>	<u>Charge</u>
Up to \$1,000,000	\$500.00
\$1,000,001 to \$3,000,000	\$700.00
Over, \$3,000,001	\$1,200.00

1.4 Loan Concurrent with a Sale Escrow – Basic Charge

When a loan escrow is handled concurrently with a sale, the charge shall be 100% of the Basic Charge of a Sale Escrow, plus a loan tie in fee As follows:

Maricopa	\$100.00
Pima	\$75.00

1.5 Loans/Construction Loans – Basic Charge

This Basic Charge is applicable for loans/construction loans where the lender requests additional services such as completing property inspections, obtaining lien waivers, disbursing funds to contractors and/or sub-contractors, etc. The Basic Charge for construction loans shall be 100% of Basic Escrow Rate, plus ½ of 1% of the original amount held in escrow for future disbursements. (Does not include funds disbursed on initial date of disbursement). This transaction requires Management approval before the close of escrow.

1.6 Leasehold – Basic Charge

The Leasehold Escrow Rate (other than Oil, Gas, or Mineral Leases) shall be 100% of the Basic Rate based upon the fair market value of the property leased or the total amount of the lease payments, whichever is less, plus \$100.00 for each lease assignment and/or modification.

Escrow Rates on oil, gas, or mineral leaseholds shall be negotiated based on the services rendered.

1.7 Abbreviated Escrow – Basic Charge-Residential

Abbreviated Escrow services are available to primary escrow holders and/or institutional lenders when less than full escrow services may be needed or required. The charge shall be \$125.00. This rate does not include recording and filing services fees, courier fees, or wire fees.

Services available under this section are restricted to:

- The receipt of funds and written instructions from the escrow holder and from a lender whose loan will be insured.
- The disbursement of such funds for the elimination of matters affecting title, but only to the extent authorized under such instructions.
- Acceptance and recordation of documents.

Additional services may be offered at our additional work charge fee (See Section 3.11)

1.7.1 Abbreviated Escrow – Basic Charge-Commercial

Abbreviated Escrow services are available to primary escrow holders and/or institutional lenders when less than full escrow services may be needed or required. The charge shall be \$500.00. This rate does not include recording and filing services fees, courier fees, or wire fees.

Services available under this section are restricted to:

- The receipt of funds and written instructions from the escrow holder and from a lender whose loan will be insured.
- The disbursement of such funds for the elimination of matters affecting title, but only to the extent authorized under such instructions.
- Acceptance and recordation of documents.

Additional services may be offered at our additional work charge fee (See Section 3.11)

1.8 Exchange Accommodation Fee

When an escrow transaction involves a 1031 Tax Deferred Exchange or a simultaneous exchange of property, the rate shall be \$100.00 plus 100% of the Basic Escrow Rate for a sale escrow. This is in addition to the Basic Rate and all other applicable fees.

1.9 Short Sale Service Fee

In addition to the Basic Escrow Fee, when (i) Metro Title Agency of Arizona escrows a Short Sale transaction and (ii) the lender(s) accept less than full payment for the balance due (Short Sale) an additional facilitation charge of \$1,000.00 shall be paid by the Seller to Metro Title Agency of Arizona. Said Fee shall be added to the Seller's portion of the Escrow Fee. However, should the lender(s) decline to allow all or a portion of said Fee, the disallowed portion shall not apply.

1.9.1 Seller's Short Sale Escrow Transaction Fee (Assisted Service Fee)

When a transaction results in one or more existing lenders accepting less than their actual amount owed under its encumbrance ("Short Payoff" or "Short Sale") there shall be a bundled service fee in lieu of other miscellaneous charges that would normally be incurred by the Buyer and Seller to close the transaction. Said Fee shall be charged to the Seller in addition to the Seller's portion of the Basic Escrow Rate and shall

include all miscellaneous Escrow Fees inclusive of Reconveyance/Recon Tracking, Short Sale Processing Fees, Recording Fees, Wire Fees and Courier Fees. However, should the lender(s) decline to allow all or a portion of said Fee, the disallowed portion shall not apply. Please see below the subject Fee structure:

<u>Transaction Amount</u>	<u>Fee</u>
Up to \$150,000	\$1,200.00
\$150,001 to \$300,000	\$1,500.00
\$300,001 to \$500,000	\$1,600.00
\$500,001 to \$750,000	\$1,900.00
\$750,001 to \$1,000,000	\$2,100.00
Over \$1,000,001	Per Negotiated Rate

1.10 REO Rates

This charge will be used on single family transactions wherein the Seller is an institutional lender who acquires the property through a foreclosure or deed in lieu of foreclosure. The rate will be \$1100.00 and split between buyer and seller unless specified in writing by the Seller and documented in the file. This is in addition to all other applicable fees.

1.11 Accelerated Escrow Rate

When the parties to the transaction request Metro Title to close escrow within 3 business days of the receipt of the contract, the parties will be charged a \$200.00 accelerated escrow fee. The party requesting said acceleration will pay for this service. This fee is charged regardless of whether or not the transaction actually closes within 3 business days. This fee is in addition to the Basic Escrow Rate and all other applicable fees.

Chapter 2 – Special Rates

2.1 Investor’s Rate

This rate is available to an investor, builder, contractor, developer, sub-divider, licensed real estate salesperson or broker, licensed mortgage broker, or other individuals, groups of individuals or entities in the real estate industry. Minimum Escrow Rate applies.

- The charge is 70% of the Basic Escrow Rate applicable for the transaction
- This rate applies only to the portion of the escrow fee that the qualifying party would be obligated to pay in the transaction

2.2 Subdivision Rate – Residential/Commercial –Pima County

This rate is available to a builder, contractor, developer, or sub-divider customarily engaged in such business of the development and/or sale of lots located within a residential/commercial subdivision plat.

<u>Number of Units</u>	<u>Basic Charge</u>
Up to 50 Units	70% of Basic Escrow Rate
51 to 100 Units	65% of Basic Escrow Rate
101 to 200 Units	60% of Basic Escrow Rate
201 to 500 Units	55% of Basic Escrow Rate
501 to 700 Units	50% of Basic Escrow Rate
701 to 1000 Units	45% of Basic Escrow Rate
1001 to 1200 Units	40% of Basic Escrow Rate

More than 1201 Units 30% of Basic Escrow Rate

- Subdivision Rate – Residential may not be combined with any other discount.
- This rate applies only to the portion of the escrow fee that the qualifying party would be obligated to pay in the transaction.

Note: An additional \$75.00 will be deducted from each escrow fee when there are more than 500 units and the builder, contractor, developer or sub-divider has a dedicated transaction coordinator.

Minimum Rate: \$65.00

2.3 Subdivision Rate – Residential/Commercial –Maricopa County

This rate is available to a builder, contractor, developer, or sub-divider customarily engaged in such business of the development and/or sale of lots located within a residential/commercial subdivision plat.

<u>Number of Units</u>	<u>Basic Charge</u>
Up to 20 Units	70% of Basic Escrow Rate
21 to 31 Units	65% of Basic Escrow Rate
31 to 70 Units	55% of Basic Escrow Rate
71 to 100 Units	50% of Basic Escrow Rate
101 to 200 Units	45% of Basic Escrow Rate
201 to 1200 Units	40% of Basic Escrow Rate
More than 1201 Units	30% of Basic Escrow Rate

- Subdivision Rate – Residential may not be combined with any other discount.
This rate applies only to the portion of the escrow fee that the qualifying party would be obligated to pay in the transaction.

Note: An additional \$75.00 will be deducted from each escrow fee when there are more than 500 units and the builder, contractor, developer or sub-divider has a dedicated transaction coordinator.

Minimum Rate: \$50.00

2.4 All-Inclusive, Volume Lender Bulk Refinance Rate

This rate is available to any Lender, Mortgage Broker, Credit Union, or any other lending entity that processes in excess of 20 refinance transactions on an average monthly basis.

- The fee for these bundled services shall be \$200.00 This fee shall include all escrow service, courier/delivery fees, wire fees, electronic document fees.
- This fee shall **NOT** include additional services as may be required, including but not limited to Reconveyance Tracking, Recording Fees and Professional Signing Fee.

2.4.1 Electronic Volume Lender Refinance Rate

This rate is available to any Lender, Mortgage Broker, Credit Union, or other lending entity that (i) processes in excess of 20 refinance transactions on an average monthly basis and (ii) opens those refinance orders via the Internet utilizing the Company’s exclusive MetroClose online platform.

- Orders are placed electronically by the originating entity, with process and delivery through a centralized transaction management electronic platform (i.e. MetroClose).

- Documentation is delivered and communication stored electronically via a centralized transaction management electronic platform (i.e. MetroClose).
- The fee for these online orders shall be \$125.00. This fee shall include all escrow service, courier/delivery fees, Reconveyance Tracking, wire fees, electronic document fees.
- This fee shall NOT include additional services as may be required, including but not limited to Recording Fees, Professional Signing Fee, or any additional document preparation needed to support the transaction (Power of Attorney, Subordination Agreement, additional Releases, additional Deeds, etc.)

2.5 Relocation Rate

This rate is available to persons (employee) participating a company sponsored relocation plan in connection with the sale or purchase of an employee's bona fide primary residence. The minimum charge for the Basic Escrow Rate applies.

- The charge is 70% of the Basic Escrow Rate applicable for the transaction.
- This rate applies only to the portion of the escrow fee that the qualifying party would be obligated to pay in the transaction.
- Escrow Fee shall be charged through escrow to employee, employer, or Relocation Company acting on behalf of the parties.

2.6 Contractual Rate – Governmental Agencies

Separate contracts may be entered into with governmental agencies for performing escrow services for such charges as may be agreed upon by and between the Escrow Agent and the governmental agency. Such charges shall not be less than 70% of the applicable rate and will require management approval. A fixed price may also be bid on these types of contracts. The minimum charge for the Basic Escrow Rate applies. A copy of such agreement will be retained in the Escrow File.

2.7 Senior Citizen Rate

A rate equal to 80% of the Basic Escrow Rate is available to senior citizens (age 65 or older). The minimum charge for the Basic Escrow Rate applies.

- The party requesting senior citizen discount benefits must present valid proof of age (i.e. valid driver's license, birth certificate or passport).
- This rate applies only to the portion of the escrow fee that the requesting senior citizen would be obligated to pay in the transaction.
- This rate applies only to the applicable escrow rate only.

2.8 Employee Rate

This rate is available to employees of Metro Title Agency of AZ LLC, its parent company, other subsidiaries owned by its parent company, or its underwriters, (including employees on approved retirement).

- No portion of the applicable escrow rate shall be charged to an employee in connection with the financing, refinancing, sale or purchase of the employee's bona fide primary personal residence.
- 25% of the applicable escrow rate shall be charged to an employee in connection with the financing, refinancing, sale or purchase of the employee's property **NOT** otherwise qualifying as a primary personal residence.

- This rate applies only to the portion of the escrow fee that the employee would pay in the transaction.
- This rate applies to the applicable basic escrow rate only.

2.9 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 Management 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.

2.10 First Time Homebuyer Rate

The charge of 80% of the Basic Escrow Rate is available to any first-time purchaser of residential property to be used as a primary residence. A first time homebuyer affidavit must be filled out and returned to Escrow. The minimum charge for the Basic Escrow Rate applies.

2.11 First Responder/Educator Rate

The charge of 80% of the Basic Escrow Rate is available to any First Responder. A First Responder includes Firemen, Policemen, Firefighters, Emergency Medical Personnel, National Guard and Red Cross Employees. An Educator includes a teacher who is employed within the local public primary, secondary or graduate education system. This rate is available for the purchase of residential property to be used as a primary residence. The minimum charge for the Basic Escrow Rate applies.

2.12 Churches, Non-Profit and Charitable Organizations

The charge of 80% of the Basic Escrow Rate is Available to any property used within the normal scope of activities that qualifies under I.R.C 501(c)(3). The minimum charge for the Basic Escrow Rate applies.

2.13 Document Preparation Fee

A fee of \$125.00 shall be charged in preparation of documents that are beyond the scope of a typical escrow transaction.

Chapter 3 – Miscellaneous Charges and Fees

There are a variety of services and/or products that may be necessary or required to meet the needs of the customers of the Company. The rates included in this section shall be charged if these services and/or products are provided, in addition to any other applicable rates charged by the Company.

3.1 Banking Service Fees

A processing fee will be charged when additional banking services are requested or required. The following fees have been established for those services.

- Wire Out Fees \$30.00
- Wire-in Fees \$15.00
- Returned Banking Items..... \$25.00
- Fee per Check Stop Pay \$35.00
- Fee per Check Reissued \$15.00
- Special Banking Fee (cashiering/reissue) \$25.00

3.2 Copy Charge

Pending Litigation – The following fees shall be charged when the company or the parties to any transaction is involved in litigation:

- \$0.10 for each page copied plus \$10.00 per hour per person for locating and making the copies of the documents (per A.R.S. §12-351 F1).

Post Closing Escrow Copies – The following fee shall be charged when copies of any document(s) are requested from a closed escrow file:

- \$0.10 for each page copied plus \$10.00 per hour per person for locating and making the copies of the documents.

3.3 Courtesy Signing Fee

A fee for witnessing and/or notarizing signatures on loan documents or other closing packages and documents not involving a Metro Title Agency of AZ LLC escrow account shall be charged.

- Courtesy Signing Fee \$150.00
 Each Additional Loan Package \$100.00
- This services does not include any Miscellaneous Fees, including but not limited to overnight delivery, copy charges, electronic loan packages/document fees, etc.

3.4 Direct Transaction Fee-Sale or Loan Escrow

This charge is for the preparation of escrow instructions in the absence of a written Purchase Contract or Loan Escrow Agreements. The rate of \$150.00 shall be charged in additional to all other applicable rates.

3.5 Mobile Homes

This charge is for transactions which require either transfer of a mobile home title or surrender as part of an Affidavit of Affixture. This fee is in addition to any third party vendors that may be used to facilitate this transaction.

- Applicable Basic Escrow Rate, plus \$100.00 for extra work charge
- Motor Vehicle Processing Fee \$35.00
- Lien Search Processing Fee \$20.00
- Out of County Processing Fee \$25.00
- Fee for Duplicate Title (single) \$22.00
- Fee for Duplicate Title (double) \$33.00
- Fee for Duplicate Title (triple) \$44.00

3.6 Escrow Only

An escrow specifying no title policy to be issued shall have a basic charge of 200% of the Basic Escrow Rate. There will be no Builder or Developer/Investor discounts in conjunction with Escrow Only transactions. These transactions must be approved by Management.

3.7 Electronic Document Fee

This fee shall be charged when lender loan document packages are received by electronic delivery methods (i.e. e-mail or internet) and will be charged to the customer requesting or benefiting from the service, or as provided for in the escrow instructions.

- Per Loan Package \$35.00

3.8 Express Mail Fee / Courier Fee

This fee shall be charged for each Express Mail, Overnight Mail, Federal Express, UPS, DHL, or other delivery service, including but not limited to "Special Messenger", and will be charged to the customer requesting or benefiting from the service, or as provided for in the escrow instructions.

- Charge per Pick-up or Delivery \$35.00
- Additional charges may apply under unusual circumstances, such as international deliveries or same day/out-of-town deliveries. Charge will not exceed actual cost charged by outside vendor/contractor.

3.9 Dormant Funds/File Maintenance Fee

Dormant Funds as evidenced by stale-dated checks (90) days, outstanding checks, inactive escrow account will be maintained at the following charge, beginning six months from the date the initial check was disbursed or the date the funds became available for the disbursement. Maintenance service will include one or a combination of the following: one written letter, three local or long distance telephone calls not to exceed a \$10.00 expense and a general index name search. Any additional service shall be charged at the rate of \$50.00 per hour (1/2 hour minimum) plus pass through charges (i.e. skip-trace, private investigator) up to such time as any remaining funds are properly escheated by law to the State of Arizona.

- File Maintenance Fee (Monthly) \$25.00

3.10 Holdback Fee

The following charges shall be made when the Escrow Agent is employed by separate Escrow Instructions to hold funds after an Escrow transaction has closed.

- Set-up Fee for preparation of company provided..... \$100.00
Holdback Escrow Instructions
- Monthly Maintenance Fee (or fraction thereof)\$25.00
- Fees shall be charged at closing and are non-refundable. Should the Holdback extend past the predetermined holdback period, Escrow Agent shall deduct the additional maintenance fees from the funds held.
- **These fees shall not be charged to a builder, developer or sub-divider customarily engaged in such business of the development and/or sale of lots located within a residential subdivision plat.**

3.11 Hourly Work Charge

An hourly rate of \$100.00 per hour (or any fractional portion thereof) shall be charged when unusual conditions are encountered in the escrow, when special risks are assumed, or when special services are provided. The transaction dynamics that support the Hourly Work Charge, as well as an accounting for the work hours expended, shall be appropriately documented in written form within the escrow file.

3.12 Interest Bearing Account Fee

This fee shall be charged when requested to establish a separate interest bearing account for either the buyer/borrower or seller of a transaction and will be charged to the customer requesting or benefiting from the service, or as provided for in the escrow instructions.

- Charge per Account Established \$50.00

3.13 Professional Signing Fee

This fee shall be charged if a professional signing service is employed to witness and/or notarize signatures on loan documents or other closing packages and documents, if required to fulfill specialized needs of clients. These situations include, but are not limited to, the following situations:

- Signing occurs outside of the normal business hours maintained by Metro Title Agency of AZ LLC.
- Signing occurs at a location other than the office of Metro Title Agency of AZ LLC where the escrow account was opened.
- Bi-lingual/Hearing Impaired services are needed and cannot be fulfilled by existing staff members.
- Buyer/Seller and/or First Loan Package \$150.00
- Each Additional Loan Package \$ 75.00
- **If the professional signing service is required to pickup and/or deliver document packages, Courier or Delivery fees, shall be charged in addition to the signing fee.**

3.14 Property Inspection Fee

This fee shall be charged when a property inspection is required or requested in connection with the closing of any transaction or issuance of any title insurance. This fee does not include any outside vendor fees that may be charged.

- Per Property Inspection \$ 150.00

3.15 Reconveyance Tracking Fee

This charge covers the additional expense of monitoring the recordation of the release document by the lender and the additional record keeping expense of a delayed reconveyance, as well as covering charges which may be incurred by the employment of a third party vendor to provide this service to Metro Title Agency of Arizona Inc. This non-refundable fee shall be charged when a loan is paid off, and if the release document has not been furnished at the close of escrow. Recording fees are included.

- For each loan \$95.00

3.16 Recording Service Fee

Residential recording fees shall be charged as follows:

	<u>Pima</u>	<u>All Other Arizona Counties</u>
Per Transaction	\$70.00	\$80.00

All Recording Service Fees collected will be considered “earned income”, non-refundable and include Recording Fees, Courier Fees, hard copy Mailing Fees, and Electronic Recording Fees.

3.17 Recording Fees – Commercial, Builder, Developer

Commercial recording fees shall be charged as follows:

- Commercial, Builder, or Developer Documents per county charges

All recording fees collected will be considered “earned income” and non-refundable.

3.18 Trustee Reconveyance Fee

This non-refundable fee shall be charged when this company acts in the capacity of a trustee under a Deed of Trust and must execute a Deed of Release and Reconveyance in said capacity. Recording fees shall be an additional charge.

- Per Release Instrument \$100.00

Chapter 4 – Subdivision Trust Fees

The following fees are the rate applicable for accounting and other services rendered in connection with subdivision trust escrow pursuant to the instruction of the parties thereto.

4.1 Acceptance Fee

- Single Beneficiary Trust \$200.00
- Double Beneficiary Trust \$275.00
- Junior Beneficiary Trust \$275.00
- An additional charge of \$25.00 to be added for each additional Beneficiary

“Beneficiary” is hereby defined as: One married couple, or one party as his/her sole and separate property, one partnership (general, limited or joint venture), or one corporation.

4.2 Annual Fee

- Single Beneficiary Trust \$150.00
- Double Beneficiary Trust \$200.00
- Junior Beneficiary Trust \$200.00
- An additional charge of \$25.00 to be added for each additional Beneficiary

“Beneficiary” is hereby defined as: One married couple, or one party as his/her sole and separate property, one partnership (general, limited or joint venture), or one corporation.

4.3 Accounting and Administrative Services

- Acceptance of Amendment to Trust Agreement \$50.00
- Additional Parcels of Property to Trust (Fee per Additional Parcel) \$25.00
- Assignment of Collateral, Assignment of Beneficial Interest \$50.00

Assignment of Funds or Money Assignment

- Acceptance Fee \$75.00
- Annual Fee \$75.00
- Change of Payee \$50.00
- Fee for each Additional Payee (in excess of one) \$50.00

Broker’s Commission

- Acceptance Fee \$25.00
- Annual Fee \$25.00
- Fee for each Additional Broker or Payee (in excess of one) \$10.00

Closing or Distribution Fee

- Single Beneficiary Trust (minimum) \$100.00
- Double Beneficiary Trust (minimum) \$200.00
- Junior Beneficiary Trust (minimum) \$200.00

If all of the property in the Trust is sold or conveyed by the Trustee in the normal course of handling the subdivision, there will be no closing or distribution fee.

- **Change of Payee under Trust Obligations** \$ 50.00
(Example: Decree of Distribution, Sole/Separate property after the initial acceptance of the Trust by written notice of the Beneficiary, etc.)

Collateral Assignment of Beneficial Interest

- Acceptance Fee \$ 75.00
- Annual Fee \$ 75.00
- **Deed and Assignment of Beneficiary Interest** \$ 75.00

Deed Fee

- Through Metro Title Agency of AZ LLC \$ 20.00
- Outside Metro Title Agency of AZ LLC \$120.00

An additional \$2.50 will be charged for each lot or parcel in Excess of one (1).
Maximum fee - \$20.00

- **Document Execution (any miscellaneous instrument)**..... \$ 20.00
- **Easement Fee** \$ 20.00

Fees for the Holding Other Financial Instruments – Savings Accounts, Impound Accounts, Time Certificates of Deposit, Letters of Credit to be held By the Trustee for Depositories.

- Acceptance Fee \$ 75.00
- Annual Fee.....1/10 of 1% of Maximum Funds Held - \$1,000.00 Maximum

Leases and/or Certificates of Purchase (State or Federal)

- Acceptance Fee \$ 35.00
- Annual Fee \$ 35.00
- Transfer Fee \$100.00

Option to Purchase

- Acceptance Fee (If not in the original Trust) \$ 50.00
- Exercising of the Option \$ 50.00
- Review and Analysis of Trust Accounts (per hour) \$ 50.00

4.4 Collection Services

Fees for Collection Accounts established for Agreements of Sale, Mortgages or Deeds of Trust, Trustee Sales and Forfeitures, if permitted under the trust Agreement, shall be charged as per the then existing fee schedule maintained by the Account Servicing Agent.

Chapter 5 – Bulk Sale Escrow Fees

This rate shall be applied to the following types of transactions:

- (i) Bulk Sale Escrows involving the sale of a business and/or business assets
- (ii) Stock Pledge holder Escrows, in which the capital stock of a corporation is pledged and will be held by the escrow agent or by its designated account servicing department as collateral for the payment of a debt or performance of an obligation.

Liability Amount - From:	Liability Amount - To:	Rate
0	20000	533
20001	30000	540
30001	40000	555
40001	50000	570
50001	60000	585
60001	70000	600
70001	80000	615
80001	90000	630
90001	100000	645
100001	110000	880
110001	120000	900
120001	130000	920
130001	140000	940
140001	150000	960
150001	160000	980
160001	170000	1000
170001	180000	1020
180001	190000	1040
190001	200000	1060

Any transaction over \$200,000.00, the rate of charge shall be 250% of the Basic Escrow Rate

In addition, any and all lien and judgment searches shall be charged at a rate of \$150.00 per name searched. UCC searches shall be charged at the rate of \$150.00 per name searched.

Chapter 6 – Escrow Rate Tables

6.1 Arizona – All Counties

Amount	Rate	Amount	Rate	Amount	Rate	Amount	Rate
To and including		To and including		To and including		To and including	
50000	385	290000	673	530000	961	770000	1249
55000	391	295000	679	535000	967	775000	1255
60000	397	300000	685	540000	973	780000	1261
65000	403	305000	691	545000	979	785000	1267
70000	409	310000	697	550000	985	790000	1273
75000	415	315000	703	555000	991	795000	1279
80000	421	320000	709	560000	997	800000	1285
85000	427	325000	715	565000	1003	805000	1291
90000	433	330000	721	570000	1009	810000	1297
95000	439	335000	727	575000	1015	815000	1303
100000	445	340000	733	580000	1021	820000	1309
105000	451	345000	739	585000	1027	825000	1315
110000	457	350000	745	590000	1033	830000	1321
115000	463	355000	751	595000	1039	835000	1327
120000	469	360000	757	600000	1045	840000	1333
125000	475	365000	763	605000	1051	845000	1339
130000	481	370000	769	610000	1057	850000	1345
135000	487	375000	775	615000	1063	855000	1351
140000	493	380000	781	620000	1069	860000	1357
145000	499	385000	787	625000	1075	865000	1363
150000	505	390000	793	630000	1081	870000	1369
155000	511	395000	799	635000	1087	875000	1375
160000	517	400000	805	640000	1093	880000	1381
165000	523	405000	811	645000	1099	885000	1387
170000	529	410000	817	650000	1105	890000	1393
175000	535	415000	823	655000	1111	895000	1399
180000	541	420000	829	660000	1117	900000	1405
185000	547	425000	835	665000	1123	905000	1411
190000	553	430000	841	670000	1129	910000	1417
195000	559	435000	847	675000	1135	915000	1423
200000	565	440000	853	680000	1141	920000	1429
205000	571	445000	859	685000	1147	925000	1435
210000	577	450000	865	690000	1153	930000	1441
215000	583	455000	871	695000	1159	935000	1447
220000	589	460000	877	700000	1165	940000	1453
225000	595	465000	883	705000	1171	945000	1459
230000	601	470000	889	710000	1177	950000	1465
235000	607	475000	895	715000	1183	955000	1471
240000	613	480000	901	720000	1189	960000	1477
245000	619	485000	907	725000	1195	965000	1483
250000	625	490000	913	730000	1201	970000	1489
255000	631	495000	919	735000	1207	975000	1495
260000	637	500000	925	740000	1213	980000	1501
265000	643	505000	931	745000	1219	985000	1507
270000	649	510000	937	750000	1225	990000	1513
275000	655	515000	943	755000	1231	995000	1519
280000	661	520000	949	760000	1237	1000000	1525
285000	667	525000	955	765000	1243		

For escrow rates on transaction amounts in excess of \$1,000,001.00, in addition to the rate of \$1525.00, add \$5.00 per \$5,000.00 or fraction thereof.