

Yavapai Title Agency, Inc.

SCHEDULE OF ESCROW SERVICE RATES,

MANUAL OF CLASSIFICATIONS,

and

RULES AND PLANS RELATING THERETO

FORWARD

This schedule of Rates, Manual of Classifications and Rules and Plans Relating Thereto is filed with the Arizona State Department of Financial Institutions, in accordance with Article 4, Chapter 7, Title 6, Arizona Revised Statutes.

This filing consists of the Schedule of Escrow Service Rates, Manual of Classifications and Rules and Plans Relating Thereto effective SEPTEMBER 1, 2018.

IN WITNESS WHEREOF, the President of this Corporation have hereunto set their hands officially, this 15TH day of AUGUST, 2018.

YAVAPAI TITLE AGENCY, INC.

BY: Phyllis L. Copp
Phyllis L. Copp, Vice President

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BASIC ESCROW RATE

Transaction Amounts To and including	Rate
\$10,000	\$360
20,000	360
30,000	360
40,000	360
50,000	360
60,000	360
70,000	370
80,000	380
90,000	390
100,000	400
110,000	410
120,000	420
130,000	440
140,000	460
150,000	470
160,000	480
170,000	490
180,000	500
190,000	510
200,000	520
210,000	530
220,000	510
230,000	550
240,000	560
250,000	570
260,000	580
270,000	590
280,000	600
290,000	610
300,000	620

From \$300,001 to \$1,000,000
Add per \$10,000 or fraction thereof \$6.00

Over \$1,000,000 add per \$10,000
or fraction thereof..... \$4.00

GENERAL RULES

Yavapai Title Agency reserves the right to change any fees or rates contained herein as required by court ruling or legislation.

A. Computation from Basic Rate

1. The rates shall always be applied on fair value as defined in B. below in multiples of \$10,000.00 including any fraction thereof, unless a set flat rate charge applies.
3. Whenever a percentage of a Basic Rate is calculated due to the application of a discounted rate, the charge arrived at from the calculation will be rounded up to the next whole dollar amount.

B. Definitions

Commercial: Commercial means any property that is not Residential.

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 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 nonhappening 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. (A.R.S. 6-801)

Fair Value: The "Fair Value" shall be construed as the sales price of the property. Where a sale is not involved, the "Fair Value" shall be the principal amount of the new loan.

Residential: Residential means improved one-to-four family residences (residential property), condominiums, townhouses or other similar properties, or unimproved property that is intended for use as one-to-four family, and manufactured homes.

C. Rates and Charges in Effect Prior to Filing

Rates and/or charges contracted for by the Company prior to the effective date of the filing, and which deviate from this filing, shall remain in effect, until expiration of said contract.

D. Separate Sales or Exchanges (Different Owners)

Basic Escrow Rate applicable on each separate sale, seller or exchange involved.

The Basic Escrow Rate 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 is involved.

E. Undivided Interest when Sold Separately from the Remaining Interest

Basic Escrow Rate applicable based upon the fair value of the interest covered.

CHAPTER I – ESCROW – SALE

E101 Sale - Basic Charge (Residential)

A. Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow.

E102 Sale with New Loan (Residential/Commercial)

A. Charged in addition to the escrow fee when the sale and loan escrow are conducted simultaneously (including seller carryback financing). Services available under this section include:

- Unlimited electronic mail documents, courier fees, and domestic wire fees.

Charge - \$160.00 per loan

Discounts shall not apply to this charge

E103 Seller All Inclusive Rate (Residential/Commercial)

Charged in addition to escrow fee when one or more of any combination of the following services are provided on behalf of the Seller: lien(s) against property being paid off through escrow, courier charges, or domestic wire fees. This rate includes unlimited reconveyance and tracking, courier charges and domestic wire fees.

Charge - \$160.00

Discounts shall not apply to this charge.

Note: When closing non-typical transactions, limited services may be charged as set forth in Chapter V, in lieu of this rate.

E104 Leasehold – Basic Charge (Residential/Commercial)

The Leasehold Escrow Rate shall be 100% of the Basic Escrow Rate based upon the fair value of the property lease or the total amount of the lease payments, whichever is less.

CHAPTER II – ESCROW – LOAN ONLY

E201 Loan Escrow (Residential)

- A. Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow when:
- no transfer of title is involved and the preparation of loan escrow documents is required.

B. **Loan Escrow (Loan/Refinance/Construction/Permanent Loan)**

This rate is applicable to any loan only transaction when there is no transfer of title and all loan documents are provided by the lender. Services available under this section include the following:

- Unlimited reconveyance tracking, electronic mail documents, courier fees, and domestic wire fees.

Charge - \$325.00

Discounts shall not apply to this charge.

E202 Loan Escrow (Commercial)

- A. Charge shall be 100% of the Basic Escrow Rate based on the fair value of the property in the escrow when:
- no transfer of title is involved and the preparation of loan escrow documents is required.

B. **Loan Escrow**

This rate is applicable to any loan only transaction when there is no transfer of title and all loan documents are provided by the lender. Services available under this section include the following:

- Unlimited reconveyance tracking, electronic mail documents, courier fees, and domestic wire fees.

Charge - \$450.00

Discounts shall not apply to this charge

E203 Subsequent Loans (Residential/Commercial)

This rate is applicable to any subsequent loan closed with the new first loan.

Transactions handled in all Zones

Charge - \$100.00 per loan
over one

Discounts shall not apply to this charge

CHAPTER III – ESCROW - SUBDIVISION AND COMMERCIAL

E301 Sale (Subdividers, Builders, Developers)

1 - 30 Units	70% of Basic Escrow Rate
31 - 70 Units.....	60% of Basic Escrow Rate
71 - 100 Units	40% of Basic Escrow Rate
101 - 500 Units	30% of Basic Escrow Rate
501 - 1000.....	20% of Basic Escrow Rate
1001 or more.....	10% of Basic Escrow Rate

MINIMUM RATE - \$ 100.00

E302 Sale (Commercial)

Services available under this section include the following:

- Unlimited reconveyance tracking, courier fees and domestic wire fees.

Up to \$2,000,000	70% of Basic Escrow Rate
\$2,000,001 to \$10,000,000	65% of Basic Escrow Rate
\$10,000,001 to \$25,000,000	60% of Basic Escrow Rate
\$25,000,001 to \$55,000,000	55% of Basic Escrow Rate
\$55,000,001 to \$75,000,000	50% of Basic Escrow Rate
\$75,000,001 and above	45% of Basic Escrow Rate

CHAPTER IV – ESCROW - SPECIAL RATES

E401 Business Escrow Rate

Any escrow wherein a business is being transferred, without real property, will be charged at twice the Basic Escrow Rate with a minimum charge of \$720.00.

E402 Employee Rates

This rate is available to any employee of a Title Company.

For escrows handled by the Company in connection with the financing or refinancing, sale or purchase of:

1. primary residence no escrow fees charged
2. secondary properties 50% of the applicable escrow fees

E403 Investor Rate

This rate is available to Investors. Charge is 70% of the Basic Escrow Rate.

E404 Military Rate

This rate is available to active Military and Veterans. Charge is 70% of the Basic Escrow Rate.

E405 Negotiated Rate

The Company reserves the right to negotiate fees. Any such negotiated rate agreement must be in writing, signed by the parties to the agreement, and approved by the Company President. A copy of the agreement shall be maintained outside of the filed escrow rates.

E406 Public Servant Rate

This rate is available to currently employed Public Servants to include, but not limited to, teachers, policemen, firefighters, and emergency medical personnel. Charge is 70% of the Basic Escrow Rate.

E407 Real Estate Agent Rate

This rate is available to active Real Estate Agents. Charge is 70% of the Basic Escrow Rate.

E408 Relocation Companies (High Volume)

For High Volume Relocation Companies, the rate shall be \$600.00 inclusive of miscellaneous fees. Discounts shall not apply to this charge.

E409 Relocation Rate – Corporate Employee

Rates under this section are available for transactions insuring the purchase and resale of a home of an employee transferred by a corporation or a governmental entity from one area to another.

The escrow fee shall be 70% of the Basic Escrow Rate

E410 Senior Citizen's Rate

This rate is available to Senior Citizens (age 60 and over). Charge 80% of the Basic Escrow Rate.

CHAPTER V – ESCROW - MISCELLANEOUS SERVICES

The rates under this section are minimum charges. Discounts shall not apply to charges under this section.

E501 Abbreviated/Sub-Escrow

When more than one service is provided, the charge for each service provided shall be accumulated and combined as a total charge.

A. An abbreviated escrow may be provided if a transaction involves the following escrow duties for a charge of \$100.00.

- Receipt and disbursement of funds and/or
 - Acceptance and Recordation of documents.
 - Preparation of documents needed to clear title and/or comply with lender's instructions.
1. A \$100.00 charge will be assessed for taking signatures.
 2. A \$100.00 charge will be assessed for each payoff ordered.
 3. A \$100.00 charge will be assessed for the preparation of a settlement statement and disbursement record for the funds handled in connection with (A) above.

E502 Construction Controlled Escrow Fees

These charges shall be in addition to the Basic Escrow Fee:

\$30.00 Per Draw

\$70.00 Per Draw Inspection (does not apply when use of an outside vendor is required)

E503 Courier Charges

\$30.00 per package (includes express mail, overnight delivery, courier delivery)

E504 Electronic Mail Document Charges

\$30.00 for each electronic loan package received

E505 Escrow Only Service

Escrow services involving a transfer of real property in which no title insurance is to be issued.

Charge – 200% of the Basic Escrow Rate

E506 Exchange Fee

This charge shall apply to transactions involving a 1031 Tax Deferred Exchange or a simultaneous exchange of property.

Charge - \$75.00 for each exchange

E507 Foreign Investment in Real Property Tax Act (FIRPTA) Filing Fee

This rate shall apply when the transaction involves withholding of proceeds and payment of same to the Internal Revenue Service in connection with the Foreign Investment in Real Property Tax Act.

Charge - \$150.00

E508 Interest Bearing Accounts

Setup of Trust Funds deposited into Interest Bearing Accounts - \$30.00

E509 Maintenance Charges

1. \$25.00 per month for maintaining funds in escrow account after an escrow is in dispute and we have given both parties (Seller and Buyer) at least thirty days notice that said charge will accrue until the entire sum in the escrow has been exhausted, or the dispute has been resolved by mutual agreement or by court order, any applicable appeal period having lapsed, and the remainder is distributed accordingly.
2. \$25.00 for the re-issuance of any check not cashed after six months have elapsed since the date of issuance, or the entire sum uncashed, if less than \$25.00.
3. \$25.00 per month to maintain the funds in our account after one year has elapsed with a check remaining uncashed and unclaimed, until the entire sum of said uncashed check has been exhausted or claim has been made for the remainder, or in the event three years elapses, any unclaimed remainder will be sent to the State escheat fund.

E510 Manufactured Homes

Additional charges shall apply for obtaining the MSO (Manufacturers State of Origin) or the original Certificate of Title for a manufactured home and preparation of the Affidavit of Affixture or Transfer of Title.

Charge - \$100.00 per home

E511 Reconveyance and Tracking Fee

Tracking, demanding, procuring and recording of Payoff Deeds for Agreement for Sale, Satisfactions of Mortgage, Releases of Liens Disclosed on Affidavits of Affixture, Deeds of Release and Reconveyance of Deed of Trust from Lender, Beneficiary or Servicing Agency, when a release is not available at closing for recordation.

This fee is non-refundable and does not represent the actual out-of-pocket expenditures of the company in connection therewith, but is a flat rate charge of \$100.00 per release. Reconveyances and releases will be recorded by the Company as a cost of doing business when this fee is charged.

THIS FEE IS NOT APPLICABLE WHEN PAYING OFF AN ACCOUNT SERVICED BY YAVAPAI TITLE AGENCY or PIONEER TITLE AGENCY.

E512 REO Transactions

When fees are invoiced to the Company for services provided by required Seller coordinating companies, said fees shall be charged in addition Company escrow charges.

E513 Short Sale Escrow Rate

This rate shall apply when the transaction involves a "short sale" to be approved by an institutional lender. Charge 150% of the Basic Escrow Rate.

E514 Wire Fees (Outgoing)

Domestic Wires - \$30.00 per wire
International Wires - \$50.00 per wire

E515 Work Charges

When escrow services are requested under conditions for which no charge has been provided in this Schedule, or additional escrow work when unusual conditions are encountered, or when special services are provided, charges may be made at an hourly rate of \$100.00 per hour (with 1/2 hour minimum).

CHAPTER VI - ACCOUNT SERVICING

E601 – Account Servicing Charges

The following charges are the rates applicable for accounting and other services rendered in connection with an escrow pursuant to the instructions of the parties thereto.

Discounts shall not apply to charges under this section, with the exception of Employee Rates (E402).

TYPE OF FEE/SERVICES		
SET UP FEES		
In-House Acceptance/Set up Fee		\$100.00
Outside Acceptance/Set up Fee		\$150.00
Impound Acceptance/Set up Fee (new or adding to existing)		\$150.00
Lease w/Purchase Option Acceptance/Set up Fee (includes closeout fee)		\$175.00
Commission Account/Collateral Assignment Acceptance/Set up Fee		\$50.00
Holding Ledger Account Acceptance/Set Up Fee		\$50.00
Wrap Account/Delay Funding/Construction Loans (in addition to set up fee)		\$50.00
ANNUAL ACCOUNT SERVICING FEES**		Annual
Base Annual Fee		\$120.00
<i>Accounts originated in Graham/Greenlee County</i>		<i>\$102.00</i>
Impound Account		\$96.00
Additional Payees		\$48.00
Commission Account		\$48.00
Manual Monitoring		\$48.00
Payor Concurrent Obligation/Payee Obligation		\$48.00
Dormant Account Fee		\$50.00
ADDITIONAL SERVICES		
10 Day Demand Notice		\$75.00
Add and Demand (Taxes and Insurance)		\$75.00
Amortization Schedules		\$10.00
Assumption/Assignment		\$75.00
Close Out/Termination Fee		\$75.00
Copies of Cancelled Checks		\$5.00
Freeze on Account/Reinstatement		\$75.00
Full Release/Reconveyance		\$100.00
Late Notices		\$15.00
Letter - Proof Tax-Ins Paid		\$15.00
Modification		\$100.00
Name Change Only		\$25.00
NSF Fee		\$25.00 plus Bank Fee
Partial Release and Reconveyance		\$100.00
Pay by Phone Fee		\$20.00
Statement Fees (Status or Payoff)		\$75.00
Verification of Account (Charged to Requesting Party)		\$25.00

** Annual Account Servicing fees are paid per the term of the contract (Annual, Semi-Annual, Quarterly, Monthly, Bi-Monthly).

Maintenance Charges shall be \$25.00 per month to maintain the funds in our account after one year has elapsed with a check remaining uncashed and unclaimed, until the entire sum of said uncashed check

has been exhausted or claim has been made for the remainder, or in the event three years elapses, any unclaimed remainder will be sent to the State escheat fund.

Special handling of account, not covered under the above fees, will be billed at the rate of \$75.00 per hour (with 1/3 hour minimum).

CHAPTER VII - TRUSTEE'S SALE

E701 Trustee's Sale Charges

The following charges are the rates applicable for Trustee Sales handled by the Company as Trustee under a Deed of Trust pursuant to A.R.S. beginning at 33-801.

- A. Trustee's Fees shall be one-half of one per cent of the unpaid principal balance under the Promissory Note secured by the Deed of Trust.
 - 1. A 25% discount will be applied to Trustee's Fees for Sales reinstated or cancelled within 30 days of recordation of the Notice of Trustee's Sale.
 - 2. An additional fee of \$50.00 will be charged for each Postponement of Sale.

MINIMUM CHARGE - \$400.00

Rates for special circumstances such as Sales for multiple Deeds of Trust from one Beneficiary will be negotiated on a case by case basis.

(The Trustee's Fees outlined in this section DOES NOT include the cost of mailing, posting, or publishing as require by Arizona Statute and DOES NOT include charges incurred if the use of an outside vendor is required.)

CHAPTER VIII – SUBDIVISION TRUSTS

E801 Subdivision Trust Charges

The following charges are the rates applicable for accounting and other services rendered in connection with subdivision trust escrows pursuant to the instruction of the parties thereto.

This schedule is published for the convenience of our Trust Beneficiaries. Trustee reserves the right to amend this schedule from time to time. "Beneficiary" as referred to herein shall mean: one married couple; one party as his sole and separate property one partnership (general, limited or joint venture); or one corporation. An additional charge of \$15.00 will be made for each added beneficiary.

A. ACCEPTANCE RATE

1.	Single Beneficiary Trust	\$150.00
2.	Double Beneficiary Trust	\$400.00
3.	Junior Trust (for property in underlying Senior Trust)	\$250.00
4.	Amendment to Trust Agreement	\$50.00

B. ANNUAL RATE

1.	Single Beneficiary Trust	\$150.00
2.	Double Beneficiary Trust	\$175.00
3.	Junior Beneficiary Trust	\$250.00

Annual fees are payable in advance (at close of escrow or Trust acceptance). Annual fee is to be prorated for any fractional part of the year during which the Trust may continue.

C. ACCOUNTING SERVICES

(See Chapter VI Account Servicing Charges for filed rate schedule UNLESS rates are separately stated under this Chapter VIII Subdivision Trust Charges.)

D. ADMINISTRATIVE SERVICES

1.	Deed and Affidavit processing	
	a. Deed prepared by Yavapai Title Agency	\$25.00
	b. Deed prepared by other Title Company	\$60.00
2.	Processing of Lease, Easement or other instrument	\$50.00

- 3. Acceptance of each assignment of Beneficial interest \$50.00
- 4. State or Federal Lease and State Certificate of Deposit
 - a. Acceptance Fee \$50.00
 - b. Annual Fee \$50.00
- 5. Additional parcels of land into the Trust (per parcel)\$50.00
- 6. Option Fee
 - a. Acceptance Fee (if not in original Trust) \$50.00
 - b. When exercised \$50.00
- 7. Court appearance by Agency employee per hour plus travel time and expenses \$75.00

E. CLOSING OR DISTRIBUTION RATES

- 1. Single Beneficiary Trust \$100.00
- 2. Double Beneficiary Trust \$150.00

If all property is sold or conveyed by Trustee during the normal course of administration of the Trust, there will be no closing or distribution charge, except for the charges of a title insurer for final examination.

F. EXTRAORDINARY SERVICES

A reasonable charge will be made for extraordinary services rendered at the rate of \$100.00 per hour.