

**PREMIUM TITLE AGENCY, INC.**  
(the "Company")

**ESCROW FEES AND CHARGES FOR**

**THE STATE OF ARIZONA**

**DATE SUBMITTED: December 30, 2015**

**EFFECTIVE DATE: January 14, 2016**

This Schedule of Fees and Charges supersedes all Schedules of Fees and Charges previously filed with the Arizona Department of Financial Institutions pursuant to A.R.S. §6-846, *et seq.*, on behalf of Premium Title Agency, Inc.

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## **SECTION 1 – GENERAL PROVISIONS**

### **A. DEFINITIONS**

#### **CHARGES FOR SERVICES NOT SCHEDULED HEREIN**

Escrow Services may be requested which are not described in this schedule and for which no charge is set forth. In such circumstances, the following hourly rate will be charged which, in the opinion of the Company, appears to be consistent with the general pattern of pricing provided herein.

#### **DEMAND LETTER FEE**

A fee for servicing and processing for each transaction in which a demand letter is initiated and sent by the Company.

#### **DOCUMENT PREPARATION FEE**

A fee for preparation of conveyance documents, security instruments, and other recordable documents.

#### **ELECTRONIC DOCUMENT FEE**

A fee for servicing and processing each loan package and/or other documents that are sent by email, facsimile transmission or any other form of electronic transmission.

#### **ELECTRONIC RECORDING FEE**

A fee per document for servicing and processing each document that is filed electronically.

#### **ESCROW**

"Escrow" means any transaction in which any escrow property is delivered with or without transfer of legal or equitable title, or other, 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, exchange, encumbrance or lease of real property to be delivered or re-delivered by that person upon contingent happening of a specific event or performance or non-performance of a prescribed act, when it is then to be delivered by such person to the grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts (A.R.S. 6-801, as amended by Senate Bill 1091 – 38<sup>th</sup> Legislature 2<sup>nd</sup> Session).

#### **ESCROW AGENT**

Any person engaged in the business of accepting escrow.

#### **ESCROW HOLDBACK FEE**

A fee if funds remain in escrow subsequent to the date of closing, as requested by buyer or lender.

#### **FEDERALLY INSURED LOANS**

The charge for escrow services may be reduced or waived if a reduction is required to be in compliance with any applicable Federal Rules and Regulations pertaining to federally insured loans.

**LEASEHOLD FOR REO AND NON-REO**

The leasehold escrow rate based on the "fair value" of the real property leased or the total amount of the lease payments, whichever is less.

**LOAN TIE-IN CHARGE**

When a loan is handled simultaneous with the sale of real property covering identical real property a loan tie-in charge is applicable.

**MANUFACTURED HOUSING FEE**

When a transaction involves a property that includes a manufactured housing unit, there will be an additional charge for obtaining or transferring any certificates of title, obtaining any lien releases or payoffs, or for filing any affixation documents.

**MESSENGER FEE – CASH AND LOAN FILES**

A fee per file for cash and loan transactions for servicing and processing packages sent by messenger or overnight service provider, either special delivery or overnight. This fee will be in addition to the applicable rate charged for each messenger service.

**SUB-ESCROW**

When the Company is acting in a limited role providing minimal escrow services in accommodation to another company that is acting as the primary escrow agent.

**TRUSTEE FEE**

A trustee fee for servicing and processing for each transaction in which a Trustee is involved in the foreclosure of a deed of trust.

**WIRE TRANSMITTAL FEE**

A fee for delivering funds by wire transfer.

**B. COMPUTATION**

The rates shall always be applied to the fair value as defined in Section "D" below.

**C. EFFECTIVE DATE**

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

**D. FAIR VALUE**

- (1) When a sale is involved, the "fair value" means the full amount of consideration paid to the Seller, including any encumbrances being assumed by the Buyer, OR the "fair value" shall be determined from all available information (*i.e.*, amount of encumbrances, assessed value, comparable sale data, etc.). The optional selection for determining "fair value" is at the sole discretion of the Escrow Agent.
- (2) When a sale is not involved, the "fair value" shall be the principal amount of the new loan.

**E. PAYMENT OF ESCROW CHARGES**

Unless otherwise instructed in writing by the parties, the escrow charges in a sale transaction shall be paid one-half by Buyer and one-half by Seller; the escrow charges in a loan transaction shall be paid by the Borrower. 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 or who will benefit by such services.

**F. BULK SALES OR EXCHANGES**

For escrows handled in connection with commercial developers, volume users and investors, a quote may be obtained which will be based on fair value and work performed. Builders, subdividers, developers, investors, real estate investment trusts (REITs), or other entities or persons customarily involved in real estate investments shall be deemed volume users.

**G. UNDIVIDED INTEREST, TRANSFER OF INTEREST**

The escrow rates set forth below shall apply on a sale or transfer on an undivided interest based upon the interest covered, the purchase price or the fair market value thereof, whichever is higher.

**SECTION 2 – SCHEDULE OF ESCROW RATES**

The following rates apply to escrows handled in all counties.

**A. SALE ESCROW TRANSACTIONS:**

**1. BASIC SALE FEE -- REO -- FOR LOAN TRANSACTIONS**

Amount of Consideration	Rate
0.00 - \$100,000.00	\$ 900.00
\$100,000.01 - \$250,000.00	\$1,200.00
\$250,000.01 - \$500,000.00	\$1,750.00
\$500,000.01 - \$1,000,000.00	\$2,500.00
\$1,000,000.00+	Quote based on fair value and work performed

**2. BASIC SALE FEE -- NON-REO -- FOR LOAN TRANSACTIONS**

Amount of Consideration	Rate
0.00 - \$100,000.00	\$ 700.00
\$100,000.01 - \$250,000.00	\$ 800.00
\$250,000.01 - \$500,000.00	\$1,100.00
\$500,000.01 - \$1,000,000.00	\$1,600.00
\$1,000,000.00+	Quote based on fair value and work performed

**3. BASIC SALE FEE -- CASH SALE TRANSACTIONS WITHOUT A LOAN (for REO and non-REO)**

The minimum charge for any cash sale transaction shall be 100% of the BASIC SALE FEE as set forth in Section 2.A.1. or 2.A.2. above, as applicable, and shall be based on the "fair value" of property being conveyed.

**4. ADDITIONAL FEES APPLICABLE TO THE TRANSACTION**

If any additional fees are applicable to the transactions set forth in Sections 2.A.1., 2.A.2., and 2.A.3. above, then they will be charged as follows:

SUB-ESCROW FEE: \$125

MESSENGER/OVERNIGHT FEE – CASH FILE: \$25/file

MESSENGER/OVERNIGHT FEE – LOAN FILE: \$60/file

DOCUMENT PREPARATION CHARGE: \$50

ELECTRONIC DOCUMENT FEE: \$50 (on loan transactions only)

MANUFACTURED HOUSING FEE: \$350

TRUSTEE FEE: \$500.00

DEMAND LETTER FEE: \$50.00

WIRE TRANSMITTAL FEE – PER WIRE: \$15

ESCROW HOLDBACK FEE - \$150

LOAN TIE-IN CHARGE - \$150

LEASEHOLD FOR REO AND NON-REO -- 100% of the Basic Sale Fee based on the "fair value" of the real property leased or the total amount of the lease payments, whichever is less.

**B. REFINANCE AND REVERSE LOAN TRANSACTIONS**

Amount of Consideration	Rate
All transactions	\$300.00

If any additional fees are applicable to the transactions set forth in Section 2.B. above, then they will be charged as follows:

SUB-ESCROW FEE: \$125

DOCUMENT PREPARATION CHARGE: \$50

ELECTRONIC DOCUMENT FEE: \$50

MANUFACTURED HOUSING FEE: \$350

TRUSTEE FEE: \$500.00

DEMAND LETTER FEE: \$50.00

**C. COMMERCIAL LOAN TRANSACTIONS**

Amount of Consideration	Rate
Under \$50,000.00	\$ 900.00
\$50,000.00 - \$1,000,000.00	\$1,500.00
\$1,000,000.00+	Quote based on fair value and work performed