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United Lender Services

Done now...done right!

UNITED LENDER SERVICES CORP.

**SCHEDULE OF ESCROW RATES,
SCHEDULE OF ESCROW SERVICES
AND
MANUAL OF CLASSIFICATIONS**

ARIZONA

ESCROW GENERAL RULES

A. DEFINITION OF ESCROW

Escrow means any transaction wherein any property, money, written instrument, or evidence of title or possession to real or 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 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.

B. COMPUTATION FROM BASIC ESCROW RATE

1. The rate shall be applied on fair value (rounded up to the next nearest \$5,000 increment) as defined in GENERAL RULES Section D. below.
2. Whenever percentages of the Basic Escrow Rate are used herein, the charge shall be rounded off to the nearest dollar.

C. EMPLOYEE RATES

There shall be no charge to employees of United Lender Services Corp. for the purchase, sale, or refinance of their primary residence. This rate is not applicable to employees of other title/escrow companies.

D. FAIR VALUE

The fair value shall be construed as the full value of the property, including the encumbrances. When 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.

E. SPECIAL SERVICES

Additional charges will be made when unusual conditions are encountered or when special services are required in the escrow.

Escrow services may be required in some instances and under certain conditions for which no rating structure has been specifically provided.

The charges for special services shall not exceed twice the Basic Escrow Rate, with a minimum of \$25.00 per escrow transaction.

Special services shall be charged at the rate of \$100.00 per hour, in addition to the Basic Escrow Rate.

F. SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS)

The applicable Basic Escrow Rate shall apply to each individual sale or exchange, even though there may be one common purchaser, and the sales or exchanges are handled concurrently, and more than one escrow is involved.

G. TRANSFER OF UNDIVIDED INTEREST (WHEN SOLD SEPARATELY FROM REMAINING INTEREST)

The Basic Escrow Rate is applicable, based upon the interest covered, the purchase price or the fair market value thereof, whichever is higher.

H. GOVERNMENTAL CONTRACTS

The Company may enter into separate contracts with federal, state or local governmental agencies or their contractors for escrow services. Rates and fees will be based upon the volume of transactions and responsibilities and duties to be performed. Fees may range from the Basic Rate to 65% of the Basic Rate. The fee to be charged shall be included in the contract proposal.

EXPLANATION OF CHARGES

A. BASIC CHARGE (SALE)

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the fair value of the property in the escrow. If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate.

B. BASIC CHARGE (LOAN)

1. If no transfer if title is involved \$450 Flat Rate
2. If concurrent with a sale escrow for the full value of the land improvement \$75.00 in addition to the Basic Rate
3. The following charges are applicable for construction loans when the lender requests additional services such as obtaining lien waivers, architectural approval, etc.: One-half of 1% of Amount of Loan
4. No charge will be made in the event of a VA refinance transaction wherein the lender is required to pay the escrow fee.
5. Since escrow functions for refinance transactions vary widely from lender to lender, the escrow fee shall be based upon the responsibilities and duties to be performed by the Escrow Agent. With minimal duties such as signatures only, the rate shall be \$50.00. Rates may increase in increments of \$25.00 up to the Basic Escrow Rate, as additional duties and responsibilities are to be performed. The types of escrow services to be considered as criteria includes, but is not limited to, such services as (1) the receipt of funds and/or written instructions from a lender whose loan is to be insured, (2) the disbursement of such funds for the elimination of matters affecting title, and (3) the extent and duration of labor and/or services necessary to complete the refinance transaction. The above list, although not exhaustive, is illustrative of such factors needed in determining the service to be provided and the charges therein.
6. Bundled Escrow refinance/loan fee for volume accounts (100+ or more anticipated) shall be \$350 and includes: Wire, Courier, Document, Reconveyance (Payoff) Tracking, Overnight delivery fees, Signing Service (1) and Recording Service Fees. This fee does not include other special services as requested/required to close the escrow.

C. BASIC CHARGE (LEASEHOLD)

1. The Leasehold Escrow Rate (other than oil, gas or mineral leases) shall be 100% of the Basic Escrow Rate, based upon the fair value of the property leased or the total amount of the lease payments, whichever is less.
2. The charge for oil, gas or mineral lease estate escrows shall be 200% of the Basic Escrow Rate.

D. BASIC CHARGE (COMMERCIAL, DEVELOPER AND INVESTOR)

1. SUBDIVIDER, BUILDER, DEVELOPER RATE

This rate is available to builders, contractors, developers or subdividers customarily engaged in such business.

1 - 50 Units	65% of the Basic Escrow Rate
51- 200 Units	40% of the Basic Escrow Rate
201 or more Units	25% of the Basic Escrow Rate or with a minimum of \$25.00 which shall be also inclusive of the \$75.00 additional charge provided for in Basic Charge (Loan) 1.B. as well as the charges found in Section I.

The escrow rate charged shall be based upon the number of units. For example, if the unit number is less than 50 units, then a rate of 65% of the Basic Escrow rate should be charged against that portion charged to the builder, contractor, developer or subdivider. If the number of units is between 51 and 200 units, then a rate of 40% of the Basic Escrow Rate shall be charged, etc.

2. COMMERCIAL AND INVESTOR RATE

This rate is available to investors and commercial developers customarily engaged in such business.

Charge: 70% of the Basic Escrow Rate

On any transaction of One Million Dollars and over, escrow fees shall be charged, based upon the Basic Escrow Rate, or upon a mutually agreeable amount negotiated with the parties involved, not to exceed twice the Basic Escrow Rate. The quoted rate shall include the additional \$75.00 charge provided for in BASIC CHARGE (LOAN) 1.B.

E. BASIC CHARGE (CORPORATE EMPLOYEE RELOCATION RATE)

Rates under this section shall apply to 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.

1. The escrow fee shall be 50% of the Basic Escrow Rate.
2. For High Volume Relocation Companies, the rate shall be \$600 inclusive of miscellaneous fees.

F. BASIC CHARGE (SUB-ESCROW AND ESCROW ONLY)

1. SUB-ESCROW SERVICE

Sub-escrow service may be provided for a minimum of \$50.00 per sub-escrow. This type of escrow service includes, but is not limited to, such services as (1) the receipt of funds and written instructions from a primary holder of an escrow and from a lender whose loan is to be insured, (2) the disbursement of such funds for the elimination of matters affecting title, and (3) accommodation signings, but only to the extent authorized under such instructions. The above list, although not exhaustive, is illustrative of such factors needed in determining the service to be provided and the charges therein. The maximum escrow fee for sub-escrow services shall not exceed 75% of the basic escrow rate as determined by the amount involved in the sub-escrow transaction.

2. ESCROW ONLY SERVICE

Escrow service with no title insurance is provided at twice the Basic Escrow Rate.

H. TRACKING SERVICE CHARGE.....\$25.00 per each item tracked but not reflected by Section I below. This fee includes the release/recording charge.

I. RELEASE/RECONVEYANCE CHARGE.....\$85.00 per item

Release/reconveyance and recording charge of eighty-five and no/100 dollars (\$85.00) shall be charged in all instances where it is necessary, in the administration of an escrow involving residential real property, to pay in full a secured obligation and to obtain/record a release and reconveyance of a deed of trust, a satisfaction of a realty mortgage, or a payoff deed of an agreement for sale, with certain exceptions. This charge shall not apply to escrow transactions wherein the cost of obtaining the release is already known, the party requiring the release is either a builder, subdivider, developer or contractor, or to a loan refinance wherein the lender has agreed to pay all or a portion of the escrow and/or title insurance fees and premiums associated with the transaction. If more than one \$85 charge is to be charged in a particular escrow, only the first shall be charged at \$85 with the remaining charged at \$25. These charges are non-refundable.

J. OUTSIDE COURIER SERVICES.....\$30.00

K. LICENSED REAL ESTATE AND LENDING PROFESSIONALS

All Arizona licensed real estate brokers and salespersons shall be charged an escrow rate equal to 80% of the applicable escrow rate in connection with an escrow transaction wherein they are a principal and not acting in an agency capacity.

Employees of mortgage brokerage, banking, and real estate lending institutions and entities shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow transaction in which they are a principal.

L. INTEREST BEARING ACCOUNTS SETUP

A charge of \$50 shall be charged to set up an interest bearing account.

M. RECORD PROCESSING FEE

A record-processing fee of \$50 shall be charged for items recorded and processed for residential recording. This charge should cover fees incurred for the actual recording, miscellaneous indexing, and the mailing of documents electronically recorded and shall be the charge for recording all documents recorded in the particular transaction.

For commercial transactions in Maricopa County, a record processing fee of \$15 for the first five pages shall be charged with an additional \$1 for each additional page thereafter with a maximum charge of \$250

N. UCC FILINGS.....\$10.00

A charge of \$10 shall be charged for the filing of UCC documents in the office of the Secretary of State.

O GOVERNMENT EMPLOYEES

All government employees (i.e. police, fire etc.) shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow transaction wherein they are a principal (i.e. buyer or seller.)

P. EMPLOYEE BENEFIT PROGRAMS

Employees of participating employers with an approved benefit program shall be charged an escrow rate equal to 70% of the applicable rate in connection with an escrow transaction wherein they are a principal.

Q. SENIOR CITIZENS

Escrow customers sixty (60) years of age and older shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow wherein they are a principal (i.e. buyer or seller.)

R. INTERVAL INTEREST TRANSACTIONS

Escrow services will be provided for \$75 per transaction, up to 2 intervals per transaction. For transactions that include more than 2 intervals, an additional fee of \$25 per interval will be added.

S. SHORT SALE TRANSACTIONS.

A processing charge of \$395 shall be charged to perform specialized escrow processing services in a transaction involving a lender accepting less than the full amount owed under its loan agreement with its borrower (commonly known as a short sale) as a payoff and/or release of property. This charge (or a portion thereof) shall not apply if the lender declines to pay all (or a portion thereof) of the processing charge.

T. NATIONAL EDUCATION ASSOCIATION MEMBERSHIP

A member of the National Education Association shall be charged an escrow rate equal to 80% of the applicable rate in connection with an escrow transaction wherein they are a principal.

SUBDIVISION TRUST

CHARGES A. ACCEPTANCE FEES

1.	Single Beneficiary Trust	\$150.00
2.	Double Beneficiary Trust	\$250.00

B. ANNUAL FEES

1.	Single Beneficiary Trust	\$200.00
2.	Double Beneficiary Trust	\$250.00
3.	Junior Beneficiary Trust	\$250.00

- NOTE:
1. An additional charge of \$50.00 is to be added for each additional Beneficiary in excess of the defined number as it applies to the above acceptance and annual fees.
 2. "Beneficiary" as referred to herein is defined as follows: One married couple, one party as his/her sole and separate property, one partnership (general, limited, limited liability partnership or joint venture) or one corporation (including limited liability company).

C. ASSIGNMENTS

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|---|----------|
| 1. Assignments (including Collateral Assignments) | \$150.00 |
| 2. Annual fee for Collateral Assignment | \$150.00 |
| 3. Change of Payee | \$100.00 |

D. AMENDMENTS TO TRUST

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|------------------|----------|
| 1. Per Amendment | \$150.00 |
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E. MISCELLANEOUS SERVICES

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|-----------------------------|----------|
| 1. Deed Fee | \$100.00 |
| 2. Close-out Fees | |
| A. Single Beneficiary Trust | \$100.00 |
| B. Double Beneficiary Trust | \$200.00 |

UNITED LENDER SERVICES CORP.
BASIC ESCROW RATES

- | | | |
|----|--|--|
| 1. | Up to \$250,000.00..... | \$600.00 |
| 4. | From \$250,000.00 to \$500,000.00..... | \$650.00 |
| 5. | From \$500,001.00 to \$750,000.00..... | \$700.00 |
| 6. | From \$750,001.00 to \$1,000,000.00..... | \$750.00 |
| 7. | From \$1,000,001 and higher | Rate based upon fair
value and work performed |

EXHIBIT "A"
UNITED LENDER SERVICES CORP.
ESCROW*/ACCOUNT SERVICING FEE SCHEDULE

A.	ACCEPTANCE FEE for Account Servicing Agreement arising from an escrow closing in-house	\$ 75.00
B.	ADDITION OF IMPOUND ACCOUNT to new or existing account (one time charge) in addition to the regular amount	75.00
B.1	TAX SERVICE FEE to set-up the real property tax notification to Account Servicing Agent	55.00
C.	ACCEPTANCE FEE for an Account Servicing Agreement Arising outside of an in-house escrow	150.00
D.	ANNUAL FEE	120.00
	1. Annual fee for impound account (in addition to the regular fee) (\$1.50 per each additional tax parcel and/or insurance policy per account)	96.00
	2. Additional fee for multiple changes in terms	60.00
	3. Annual fee for each additional payee	36.00
	4. Additional annual fee for holding accounts	60.00
	5. Annual fee for dormant accounts	100.00
	6. Annual fee for special handling (requires manual calculations and postage)	120.00
	7. Annual fee for unusual late charge provisions	60.00
	8. Annual fee for automatic late notice	60.00
E.	ADD AND DEMAND (taxes, insurance, assessments)	50.00
F.	CLOSING FEE or termination of account	60.00

G.	ACCEPTANCE of Assignment of funds	50.00
H.	MODIFICATION of terms of account	75.00
I.	CHANGE OF PAYOR/PAYEE (name change only)	35.00
J.	STATEMENT FEE (assumption, payoff or status)	75.00
K.	TRANSFER FEE (assignment/assumption)	60.00
L.	PARTIAL RELEASE of property from an agreement, mortgage or deed of trust	75.00
M.	DEED OF RELEASE AND RECONVEYANCE	75.00
N.	NSF and/or dishonored checks	25.00*
	*Plus any charge assessed by the financial institution as a result of the dishonored check	
O.	PAYMENT Reminder Notice	15.00
P.	COPIES of documents (per page)	.50
Q.	AMORTIZATION Schedules	15.00
R.	CHECK Replacement Fee	15.00
S.	DUPLICATE copies of Year-end Statements	5.00
T.	VERIFICATION of Account	15.00
U.	SPECIAL SERVICES required (per hour)	100.00
V.	DIRECT PAYMENT APPLICATION (will be charged each time a payment requires manual updating due to payments being paid direct to payee or lender)	5.00
W.	NOTICE requiring strict performance of agreement (Plus \$5.00 for each notice mailed)	50.00
X.	TEN DAY DEFAULT NOTICE	25.00

Y. 1 FORFEITURE FEE (Reinstated/Cancelled Forfeiture)

One-half of 1% of the unpaid principle balance of Agreement for Sale or \$600.00, whichever is greater. *

Y. 2 FORFEITURE FEE (Completed Forfeiture)

Forfeiture fee is computed on the unpaid principle balance of the Agreement for Sale. *

The fee is computed below:

For the first \$50,000-	\$750.00
For \$51,000 up to \$100,000-	Add \$6.00 for each \$1000 over \$50,000
For \$101,000 up to \$300,000-	Add \$4.00 for each \$1,000 over \$100,000
For \$301,000 up to \$500,000-	Add \$3.00 for each \$1,000 over \$300,000
For \$501,000 up to 1,000,000	Add \$1.50 for each \$1,000 over \$500,000
For over one million-	Add \$1.00 for each \$1,000 over one million.

A MINIMUM DEPOSIT WILL BE REQUIRED TO INITIATE THE FORFEITURE

Z. 1 TRUSTEE'S FEES (Reinstated/Cancelled Trustee Sale)

One-half of 1% of the unpaid principle balance of Note Secured by the Deed of Trust or \$600.00, whichever is greater. *

Z. 2 TRUSTEE'S SALE FEES (Completed Trustee Sale)

Trustee fee is computed on the unpaid principle balance of the Note secured by the Deed of Trust and is exclusive of posting publishing, title and other charges. * The fee is computed below:

For the first \$50,000-	\$750.00
For \$51,000 up to \$100,000-	Add \$6.00 for each \$1000 over \$50,000
For \$101,000 up to \$300,000-	Add \$4.00 for each \$1,000 over \$100,000
For \$301,000 up to \$500,000-	Add \$3.00 for each \$1,000 over \$300,000
For \$501,000 up to 1,000,000	Add \$1.50 for each \$1,000 over \$500,000
For over one million-	Add \$1.00 for each \$1,000 over one million

* Other expenses may include but are not limited to such things as the following:

- (a) Trustee's Sale/ Forfeiture Guarantee
- (b) Recordings, posting, publication
- (b) Certified Mailing of Notice \$7.50 per mailing
- (c) Document Preparation \$100.00 (to be charged if forfeiture/trustee sale is began but prior to recording of notice.)
- (d) Postponement fee \$75.00 per postponement

A MINIMUM DEPOSIT WILL BE REQUIRED TO INITIATE THE TRUSTEE SALE

NOTE: Multi-Account Rate: Account holders of more than 25 or more accounts will be charged 50% of the rate normally charged.

(Annual servicing fee, Trustee's sale fees and forfeiture fees shall not be discounted)