

Carefree Title Agency, Inc.
Arizona Schedule of Escrow Fees, Charges and Special Rates along with
General Rules Relating Thereto

Preface

An Escrow Fee is the amount charged for the acceptance of an escrow transaction and performance of the escrow duties by an Escrow Agent. The fee for a particular escrow transaction is based on the sales price of the property unless a set flat fee applies.

When the fee is based on the sales price of the property, the appropriate fee is calculated from a schedule of charges wherein fee amounts are listed coinciding with the sales price amounts in increments of \$5,000.00.

There are sub-categories of these fees based on the specific terms and conditions of each escrow transaction. Charging the appropriate fee for each transaction requires a thorough understanding of each individual transaction along with this schedule and the General Rules contained herein.

General Rules

Relating to Escrow Fees, Charges & Special Rates

A. Definitions:

"ESCROW" shall mean any transaction in which any 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 herein 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, bailor or any designed agent or employee of any of them. Escrow includes subdivision trusts. (A.R.S. 6-801)

"ESCROW AGENT" means any person engaged in the business of accepting escrows. (A.R.S. 6-801)

Unless otherwise specified herein, whenever there is a reference to "Escrow Agent", Escrow Agent shall mean Carefree Title Agency, Inc.

"ESCROW BUSINESS" means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (A.R.S. 6-801)

"Fair Value"

1. A fair value shall be construed as the full value of the property, including all encumbrances. When a sale is not involved, the fair value shall be determined from all available information, such as the amount of the encumbrances, assessed value, etc. In no event shall the fair value be less than the sum of the unpaid principal balance of each mortgage and/or contract to which the property is subject. Additions to the loan balance incurred by Buyer, including but not limited to MIP Premiums, will not be included in the unpaid principal balance for the purpose of determining fair value.

B. Computation of the Basic Escrow Fee:

1. The Basic Escrow Fee is based on the "Fair Value" of the property as defined above in increments of \$5,000.00, including any fractional percentage thereof or a flat set charge.

2. Whenever any fractional percentage of the "Fair Value" is used, the fee arrived at will be rounded up to the next highest fee increment. For example, if the "Fair Value" is \$65,025.00, the Escrow Fee will be based on \$70,000.00.

C. Acquisition of Undivided Interests:

1. The basic escrow fee for a single escrow transaction that involves the same purchaser purchasing the undivided interest(s) in a specific or multiple properties, shall be based on the amount of the interest conveyed, the consideration paid to the Seller.

D. Minimum Fees, Charges and Special Risks:

1. The fees herein stated are minimum charges. Additional charges will be made when unusual conditions are encountered, when special risks are assumed or when special services are provided.

E. Rates, Fees and Charges Effective Dates:

1. All rates and fees contained herein become effective when approved by the Arizona Department of Financial Institutions.

Schedule of Escrow Fees

A. Basic Escrow Fee (Sale):

The minimum charge of 100% of the Basic Escrow Fee shall be based upon the "Fair Value" of the property being conveyed in the escrow transaction. If additional charges are applicable, all such additional charges shall be described separately on the final settlement statement.

B. Basic Escrow Fee (Sale and Loan):

When conducting a sale and loan escrow simultaneously (including seller carry back financing), covering identical property, the escrow fee will be 100% of the Basic Escrow fee plus \$100.00 loan tie in escrow fee per loan.

C. Basic Escrow Fee (Leasehold):

The minimum charge on the sale of the Leasehold Interest (except Oil, Gas or Mineral Leases) shall be 100% of the Basic Escrow Fee computed upon the "Fair Value" of the property leased.

D. Basic Charge (Subdivision)

1. Builder/Developer (Sales):

The rate is available to a builder, contractor, developer, or subdivider customarily engaged in such business for the unites being developed in a common promotional plan and shall apply only when the transaction involved the same to a customer home buyer, lot purchaser, or a transfer to a homeowners association.

1-30 units	- 70% of Basic Escrow Rate (sale)
31-1199 Units	- 55% of Basic Escrow Rate (sale)
1200 or more units	- 45% of Basic Escrow Rate (sale)

2. Builder/Developer (Purchase):

The rate is available to a builder, contractor, developer, or sub-divider customarily engaged in such business when the transaction is other than a sale to a customer home buyer, lot purchaser, or a transfer to a homeowners association.

\$0.00 to \$3,000,000.00 transaction	- 70% of the Basic Escrow Rate
\$3,000,001.00 to \$10,000,000.00 transaction	- 65% of the Basic Escrow Rate
\$10,000,001.00 to \$15,000,000.00 transaction	- 60% of the Basic Escrow Rate
Over \$15,000,001.00 transaction	- \$55% of the Basic Escrow Rate

Special Fees and Rates

A. Additional Work Charges:

There will be an additional work charge fee for any additional work over and above the normal processing of an escrow transaction at the rate of \$75.00 per hour, with a one hour minimum.

B. Direct Transaction Fees (Residential Sales):

The charge for the preparation of escrow instructions in the absence of a written Residential Purchase Contract will be the Basic Escrow Rate plus \$100.00 extra work charge.

C. Dormancy Fee:

A dormancy fee of \$25 per month shall be charged for each month or fraction thereof that any undisbursed funds remain in an escrow for more than 180 days after the close of escrow. (Escrow Holdbacks are excluded from this fee)

D. Governmental Rates:

Separate contracts may be entered into with governmental, state or municipal agencies for the performance of escrow services. Charges for such services will be agreed upon by and between the Escrow Agent and the governmental, state or municipal agency.

E. Holdbacks:

The fee will be \$100.00 per file to include up to five disbursements. Any disbursements over five will be at the rate of \$25.00 per additional check.

F. Interest Bearing Account:

There will be a charge of \$35.00 to any party in a transaction who requests their funds on deposit in escrow to be deposited into an interest bearing account. This fee will cover setting up the interest bearing account. (Commercial transactions are exempt from this fee)

G. Investor Rate:

1. This rate is available to any person who in the ordinary course of their business invests in real estate so that it may produce a revenue, income or profit from its employment.
2. This rate is only applicable to those fees, which are being paid for by the investor.

3. This rate cannot be applied to any portion of an escrow fee, which is already less than the full fee, minimum fee or flat fee.
4. The escrow fee to an investor shall be 70% of the applicable escrow fee.

H. Loan Escrow Rate:

1. The Loan Escrow Rate shall include any new financing, refinance, construction loan escrow at a "Flat Fee of" \$200 which shall include two demands and the issuance of up to five checks. Any checks issued over five shall be charged at the rate of \$10.00 per check and each demand over two shall be charged at the rate of \$25.00.
2. The charge for a Loan Escrow that involves the preparation of Lender Escrow Instructions by Escrow Agent shall be a minimum charge of 100% of the Basic Escrow Fee.
3. The charge for an escrow transaction wherein the subject property is other than individual residential, such as commercial, agricultural, multiple units, etc. shall be a minimum of 100% of the Basic Escrow Fee and shall be based upon the principal amount of the new loan.

I. Overnight Delivery Fee:

There will be a charge of \$20.00 per package when an overnight courier service (i.e. Fed Ex, UPS, Airborne, Express Mail, etc.) is required in an escrow transaction.

J. Courier Service:

The charge for using a same day delivery/courier service shall be the actual cost charged for said service.

K. Reconveyance Tracking:

When a loan is paid in full at the close of escrow and the release is not available to record at closing, a fee of \$50.00 per lien will be charged for following up and assuring that a lien release is recorded.

L. Recording Fee:

A flat filed recording fee is set as follows: \$55.00 per escrow transaction (Commercial transactions are exempt from the above filed flat recording rate and will be charged the actual recording fees)

M. Electronic Recording Service Fee:

There shall be a service fee of \$5.00 per document for any document that is recorded electronically using the service of an outside electronic recording service such as Simplifile. This fee is in addition to the flat filed recording fee for the escrow transaction.

N. Outside Signing Service:

At the request of the customer, Escrow Agent may employ an outside signing service to obtain document signatures if the requested location of the signing is other than the Carefree Title Agency, Inc. office location or outside of the normal business hours of Escrow Agent. The actual cost for the signing service will be paid by the party requesting the service.

O. Processing NSF Checks:

The charge for processing Insufficient Funds Checks will be \$25.00 per returned item, plus actual bank charges.

P. Check Replacement:

The charge with regard to check replacement in each of the following instances will be:

- | | |
|------------------------|---------|
| 1. Stop Payments | \$25.00 |
| 2. Each Reissued Check | \$15.00 |

Charges may be deducted from reissued checks. No charge will be assessed if the reissue is due to escrow error.

Carefree Title Agency, Inc.
Rate Schedule for Maricopa and Pinal Counties
Rates Effective 5/8/12

Amount to And including	Basic Escrow Service
100,000	460
105,000	468
110,000	475
115,000	483
120,000	492
125,000	499
130,000	507
135,000	515
140,000	523
145,000	530
150,000	539
155,000	547
160,000	554
165,000	562
170,000	570
175,000	578
180,000	585
185,000	594
190,000	602
195,000	609
200,000	617
205,000	624
210,000	630
215,000	637
220,000	644
225,000	650
230,000	657
235,000	663
240,000	670
245,000	677
250,000	684
255,000	691
260,000	697
265,000	704
270,000	711
275,000	717
280,000	724
285,000	730
290,000	737

295,000	744
300,000	750
305,000	757
310,000	763
315,000	770
320,000	777
325,000	783
330,000	790
335,000	796
340,000	803
345,000	810
350,000	817
355,000	824
360,000	831
365,000	837
370,000	844
375,000	850
380,000	857
385,000	864
390,000	870
395,000	877
400,000	883
405,000	890
410,000	897
415,000	903
420,000	910
425,000	916
430,000	923
435,000	930
440,000	936
445,000	943
450,000	950
455,000	957
460,000	964
465,000	970
470,000	977
475,000	983
480,000	990
485,000	997
490,000	1,003
495,000	1,010
500,000	1,016
505,000	1,022
510,000	1,029
515,000	1,034
520,000	1,040

525,000	1,045
530,000	1,052
535,000	1,057
540,000	1,063
545,000	1,069
550,000	1,075
555,000	1,080
560,000	1,086
565,000	1,092
570,000	1,098
575,000	1,103
580,000	1,109
585,000	1,115
590,000	1,121
595,000	1,126
600,000	1,133
605,000	1,139
610,000	1,144
615,000	1,150
620,000	1,156
625,000	1,162
630,000	1,167
635,000	1,174
640,000	1,179
645,000	1,185
650,000	1,190
655,000	1,197
660,000	1,202
665,000	1,208
670,000	1,214
675,000	1,220
680,000	1,225
685,000	1,231
690,000	1,238
695,000	1,243
700,000	1,249
705,000	1,254
710,000	1,261
715,000	1,266
720,000	1,272
725,000	1,278
730,000	1,284
735,000	1,289
740,000	1,295
745,000	1,301
750,000	1,307

755,000	1,312
760,000	1,319
765,000	1,324
770,000	1,330
775,000	1,335
780,000	1,342
785,000	1,348
790,000	1,353
795,000	1,360
800,000	1,365
805,000	1,371
810,000	1,376
815,000	1,383
820,000	1,388
825,000	1,394
830,000	1,399
835,000	1,406
840,000	1,411
845,000	1,417
850,000	1,423
855,000	1,429
860,000	1,434
865,000	1,440
870,000	1,447
875,000	1,452
880,000	1,458
885,000	1,464
890,000	1,470
895,000	1,475
900,000	1,481
905,000	1,487
910,000	1,493
915,000	1,498
920,000	1,505
925,000	1,510
930,000	1,516
935,000	1,521
940,000	1,528
945,000	1,533
950,000	1,539
955,000	1,544
960,000	1,551
965,000	1,557
970,000	1,562
975,000	1,569
980,000	1,574

985,000	1,580
990,000	1,585
995,000	1,592
1,000,000	1,597
Add per \$5,000 or fraction over \$1,000,000.	\$3.96