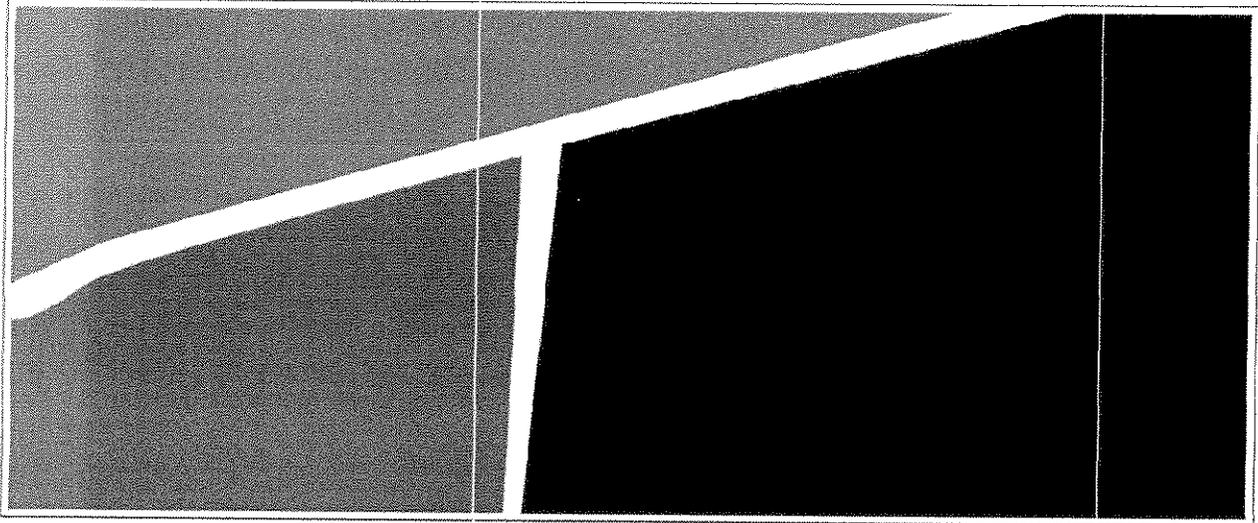


TITLE MANAGEMENT



AGENCY of ARIZONA

ESCROW FEES AND CHARGES

This schedule of Fees and Charges shall supersede and replace all Schedule of Fees and Charges which have heretofore been displayed in our offices and filed with the Department of Financial Institutions pursuant to A.R.S. Section 6-846 et seq on behalf of Title Management Agency of Arizona, LLC, an Arizona limited liability company

Revised January 2013

2013

TITLE MANAGEMENT AGENCY OF ARIZONA, LLC

ESCROW RATES

1. GENERAL RULES

1.1 Definition of Escrow:

Escrow is defined as 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 non-happening of a specified event or performance or non-performance of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promise, promissory, oblige, obligor, bailee, bailor, or a designated agent of employee or any of them. (A.R.S. 6-801)

1.2 FAIR VALUE

The fair value shall be construed as the full value of the property as determined by the Company from all available information, including but not limited to, amount of purchase price, encumbrances, assessed value, etc.

1.3 RATES AND CHARGES IN EFFECT PRIOR TO FILING

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

2. BASIC ESCROW RATE

2.1 Definition of Basic Escrow Rate:

The basic escrow rate shall be based upon the sales price of the transaction, derived incrementally as shown on the attached rate schedule unless otherwise provided in the rate manual.

2.2 FEE COMPUTATION FROM BASIC ESCROW RATE

A. The rate shall always be applied on Fair Value as defined in Section 1.2.

B. Whenever percentages are used to calculate an escrow fee, the fee charged will be rounded up to the next highest dollar.

C. Other rates, such as special escrow rates or rates applicable to specific types of transactions are set forth in this manual and will be extended upon request and sufficient documentation of qualifications.

D. Certain projects may require services for which a pricing schedule is not provided for in this schedule of fees; such as volume users, non-typical projects, REO, and bulk transactions. Negotiated rates shall be established offering the greatest value to the consumer while affording Title Management Agency of Arizona, LLC a sufficient profit.

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

F. Any special rate shall be applied only to those portion of fees the customer is customarily expected to pay as provided for in this manual.

3. SPECIAL RATES

3.1 RESIDENTIAL LOAN TIE-IN RATE

The rate charged for a loan escrow closed concurrently with a sale shall be increased by \$100.00 per loan. This rate is in addition to the Basic Escrow Rate.

3.2 COMMERCIAL LOAN TIE-IN RATE

The rate charged for a commercial loan escrow closed concurrently with a sale shall be increased by \$150.00 per loan. This rate is in addition to the Basic Escrow Rate.

3.3 RESIDENTIAL REFINANCE RATE

A. The rate for loan only transactions shall be \$275.00 and will include the following services:

- Recon Tracking
- Courier Delivery/Express Mail
- Electronic Document Delivery
- Wire Transfer

B. Escrow services vary widely from lender to lender. The rate charged shall be based upon the responsibilities, duties, and volume in accordance with 2.2D.

3.4 COMMERCIAL LOAN RATE

For commercial loan only transactions, the charge shall be \$300.00 or at a rate agreed upon by the parties to the transaction.

3.5 RESIDENTIAL INVESTOR

A residential investor shall be charged 70% of the Basic Escrow Rate.

3.6 COMMERCIAL INVESTOR RATE

Builders, developers, investors or other persons customarily involved in commercial real estate transactions shall be charged the following percentage of the Basic Escrow Rate or a rate agreed upon by the parties to the transaction:

Up to \$2,000,000.00	70%
\$2,000,001.00 - \$15,000,000.00	65%
\$15,000,001.00 - \$25,000,000.00	60%
\$25,000,001.00 - \$85,000,000.00	55%
\$85,000,001.00 +	50%

3.7 RESIDENTIAL SUBDIVIDER, BUILDER, CONTRACTOR, OR DEVELOPER

A residential subdivider, builder, contractor, or developer shall be charged a rate dependent upon the number of units or lots developed or to be developed.

The rate shall be calculated based on the Basic Escrow Rate as follows:

1-15 units	70%
16-30 units	60%
31-70 units	50%

71-200 units	40%
201-300 units	30%
301 + units	25%

3.8 **ESCROW ONLY**

When performing all customary escrow services without the issuance of title insurance, the rate shall be charged at twice the Basic Escrow Rate.

3.9 **SUB-ESCROW SERVICE**

Sub-escrow services may be provided for an institutional lender or a primary holder of a transaction. Such services can include, 1) the receipt and disbursement of funds upon written instructions from the lender or primary holder, 2) accommodation signings but only to the extent authorized under written instructions.

The rate for this service shall be \$150.00 plus \$35.00 for each courier, wire, electronic documents, and express mail requested.

In the event additional services are requested, the rate charged shall be determined by the work performed under the guidelines set forth in this manual.

3.10 **MANUFACTURED HOUSING SERVICES**

These services may include obtaining the certificate of title, payoffs and /or lien releases, and the filing of the transfer of the title documents.

The charge for these services will be \$300.00 in addition to the Basic Escrow Rate.

3.11 **CHURCHES, CHARITABLE, AND NPO RATE**

The rate for services for property purchased or sold within the normal scope of activities of these organizations shall be 70% of the Basic Escrow Rate.

3.12 **SENIOR CITIZEN RATE**

A customer who is at least 60 years of age shall be charged 80% of the Basic Escrow Rate on residential property.

3.13 **FIRST RESPONDER/MILITARY PERSONNEL**

A customer who is employed as a first responder or currently enlisted in the United States Armed Forces shall be charged 80% of the Basic Escrow Rate on residential property.

3.14 **LICENSED REAL ESTATE AND LENDING PROFESSIONALS**

Real estate brokers, salespersons, and employees of mortgage brokerage, banking, and real estate lending institutions wherein they are a principal shall be charged 80% of the Basic Escrow Rate.

3.15 **EMPLOYEE RATE**

An associate of Title Management Agency of Arizona, LLC shall not be charged for escrow services in connection with the financing, refinancing, sale or purchase of their primary residence within a 12 month period.

3.16 **GOVERNMENTAL AGENCIES AND AFFILIATES**

Any government entity including municipal corporations will be charged a rate which has been mutually agreed upon or which has been accepted in the form of a bid.

3.17 **RELOCATION RATE**

A customer who is being relocated by their employer and has entered into an agreement with a relocation company shall be charged 50% of the Basic Escrow Rate.

3.18 **TRANSFER OF UNDIVIDED INTEREST**

Basic Charge is applicable based upon the value of the undivided interest.

3.19 **SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS)**
Basic Charge is applicable on each separate sale, seller or exchanger involved.

3.20 **SHORT SALE RATE**
The rate charged for this type of transaction shall be:

Up to \$200,000.00	\$1,000.00
\$200,001.00 - \$500,000.00	\$1,400.00
\$500,001.00 - \$750,000.00	\$1,700.00
\$750,001.00 - \$1,000,000.00	\$1,900.00
\$1,000,001.00 +	Call for Quote

3.21 **SHORT SALE TRANSACTION COORDINATOR RATE**
Upon request to provide coordinator services for short sale transactions which include, but are not limited to, the following:

- Coordination of documentation provided by seller for submission to short sale lender and loss mitigation specialists.
- Regular follow up with mitigation specialists and/or short sale negotiator.
- Status updates provided to seller and real estate agent.
- Process and submit any additional documentation required by lender as requested through the approval process.
- Review and communicate to seller, realtor, and escrow officer of approval letter when provided by lender for closing terms and conditions.

The fee for such services shall be \$1,000.00 and shall be charged in addition to Section 2.2. Escrow Agent reserves the right to waive or reduce this fee in order to comply with lender's short sale approval letter.

4. SUPPLEMENTAL SERVICES

4.1 **ADDITIONAL WORK FEE**
The basic charges set forth in this manual are minimum. In the event special services or additional work is requested by any customer and provided by Title Management Agency of Arizona, LLC, such services shall be charged at a rate of \$80.00 per hour (one (1) hour minimum and thereafter charged in half hour increments).

Upon written request, Escrow Agent will provide an estimate of the anticipated additional charges. If such charges are assessed, the deposit of final closing funds and signature on the settlement statement constitutes approval of all such charges.

4.2 **ALL-INCLUSIVE PROCESSING FEE**
A. Cash Transaction \$200.00

The following services are included in this fee:

- Courier Delivery
- Overnight/Express Mail
- Electronic Document Delivery
- Wire Transfer

This fee will be charged equally to buyer and seller, unless otherwise instructed in writing. Additional charges for multiple disbursements issued as a courtesy for the customer may be charged to the incurring party at a rate of \$10.00 per disbursement.

B. New Loan Transaction \$250.00

The following services are included in this fee:

- Courier Delivery
- Overnight/Express Mail
- Electronic Document Delivery
- Wire Transfer

This fee will be charged \$100 to seller and \$150.00 to buyer unless otherwise instructed in writing.

Additional charges for multiple disbursements issued as a courtesy for the customer may be charged to the incurring party at a rate of \$10.00 per disbursement.

4.3 **RECORDING SERVICES FEE- COCONINO, MARICOPA, MOHAVE, PINAL, YAVAPAI, and YUMA COUNTIES ONLY**

- \$75.00 for Residential Transactions
- \$50.00 for Refinance Transactions
- \$150.00 for Commercial Transactions

This fee includes all costs for items processed for recording, misc. indexing, actual recording charges and the mailing of documents electronically recorded.

Charges for all other counties will be based on the actual invoice received by the recording agent.

4.4 **RECONVEYANCE TRACKING AND SERVICING FEE**

\$85.00 for each secured obligation in a purchase or sale transaction. This fee is non-refundable and will be charged when the services of Title Management Agency of Arizona, LLC are required to pay one or more secured obligations and to obtain, track, or verify recordation of a release or satisfaction of the obligation; irrespective of the costs incurred or time spent by the company. This fee will be charged to the party requiring this service.

4.5 **HOLDBACK OF FUNDS FEE**

\$150.00 each holdback

This fee may be charged when a request is made to Title Management Agency of Arizona, LLC to holdback funds after an escrow transaction has closed in order to satisfy a post-closing condition.

This fee is non-refundable.

If additional services are requested in connection with the holdback, those services will be charged in accordance with this manual.

4.6 **INTEREST BEARING ACCOUNT SET UP FEE**

\$50.00

This fee may be charged when upon written request, funds are placed in an interest bearing account with an institution approved by both the party making the request and Title Management Agency of Arizona, LLC.

This fee may be waived under certain conditions such as commercial transactions or volume users.

4.7 **STOP PAYMENT/RE-ISSUE/STALE DATE FEE**

\$35.00

This fee will be charged when requested to re-issue and/or place a stop payment on a previously issued check.

4.8 **NON SUFFICIENT FUNDS FEE**

\$25.00

This fee will be charged for any deposit returned due to insufficient funds.

4.9 **DORMANT FUNDS MAINTENANCE FEE**

There shall be a maintenance fee in the amount of \$25.00 per month, plus costs if any, to Title Management Agency of Arizona, LLC for funds remaining in an escrow account due to any payee's failure to negotiate funds evidenced by outstanding checks or an inactive escrow account.

This fee will be collected 180 days following the first day funds were made available to the payee.

A written notice of this fee will be provided at close of escrow. An additional notice will be sent to the last known address of the payee 90 days prior to the implementation of the charge, unless the fees incurred to Title Management Agency of Arizona, LLC meet or exceed the amount of the non-negotiated funds.

Payee will be charged this fee for accounting follow up, mailings, tracking of funds, and if necessary, the escheat process to the State of Arizona.

In the event the fees incurred meet or exceed the amount of the non-negotiated funds, the amount of the unclaimed funds shall be deemed payment in full.

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BASIC ESCROW RATES

AMOUNT

BASIC ESCROW RATE

Up to \$200,000	\$500.00
\$200,001 through \$300,000	\$750.00
\$300,001 through \$400,000	\$850.00
\$400,001 through \$500,000	\$950.00
\$500,001 through \$700,000	\$1,200.00
\$700,001 through \$800,000	\$1,300.00
\$800,001 through \$900,000	\$1,400.00
\$900,001 through \$1,000,000	\$1,500.00
\$1,000,001 and over	Add \$3.85 per \$5,000 or fraction thereof