

TIMIOS, INC.
ESCROW RATE MANUAL
ARIZONA STATEWIDE RATES
EFFECTIVE DATE CONSISTENT WITH FILING DATE

GENERAL RULES

A. DEFINITION OF 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 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 of a prescribed act, when it is then to be delivered by such person to a grantee, grantor, promise, 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*)

“Escrow Agent” means any person engaged in the business of accepting escrows. (A.R.S. 6-801, *as Amended*)

Unless otherwise specified herein, whenever there is a reference to “Escrow Agent,” Escrow agent shall mean Timios, Inc., hereinafter referred to as the “Company.”

“Escrow Business” means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (A.R.S. 6-801, *as Amended*)

B. RATES, FEES AND CHARGES IN EFFECT PRIOR TO FILING:

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

C. EMPLOYEE RATE:

There is no charge to an employee of the Company (including employees on approved leave or retirement) for escrow services performed in connection with the financing, refinancing, sale or purchase by the employee. Such rate is authorized only in connection with those costs that the employee would be obligated to pay by established custom as a party to the transaction.

D. SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS):

Full escrow charge is applicable on each separate sale, seller or exchanger involved.

The applicable charge applies on each individual sale or exchange even though there may be one (1) common purchaser, and the sales or exchanges are handled concurrently, and one (1) or more separate escrows is involved.

BASIC ESCROW CHARGES

- A. **Basic Charge (Refinance)**: When handling a loan transaction, where no sale of the real property is involved and the purpose of said loan is for the refinance of the existing encumbrances on the subject property, the Escrow Fee shall be \$575. This fee includes the escrow refinance fee (settlement), the notary fee, (signing), the delivery fee, the wire fee and any recording tracking/service fee.

- B. **Discounted Escrow (2nd Loan Financing)**: When handling a loan transaction where no sale of the real property is involve and the purpose of said loan is for the refinance of the existing subordinate encumbrances on subject property or new subordinate financing, the Discounted Escrow Fee charged shall be \$325.00.

- C. **Basic Charge (Sale)**: When handling a sale or purchase transaction of real property, including leasehold interests, the Escrow Fee shall be \$1150. This fee shall be divided equally between buyer and seller unless the parties agree otherwise. This fee includes the escrow fee (settlement), the notary fee, (signing), the delivery fee, the wire fee and any recording tracking/service fee. For clients that qualify for the Discounted Charge (Refinance) the Escrow Fee will be double the applicable discounted rate.

- D. **Basic Charge (REO Sale)**: When handling a sale or purchase transaction of real property, including leasehold interests, where the subject property was foreclosed on and is owned by the servicer or foreclosing bank, the Escrow Fee shall be \$1150. This fee shall be divided equally between buyer and seller unless the parties agree otherwise. This fee includes the escrow fee (settlement), the notary fee, (signing), the delivery fee, the wire fee and any recording tracking/service fee. For clients that qualify for the Discounted Charge (Refinance) the Escrow Fee will be double the applicable discounted rate.

- E. **Basic Charge (Cash Purchase)**: When handling a sale or purchase transaction of real property, including leasehold interests, where no new loan is involved the Escrow Fee shall be \$875. This fee shall be divided between the buyer (\$350) and seller (\$525) unless the parties agree otherwise. This fee includes the escrow fee (settlement), the notary fee, (signing), the delivery fee, the wire fee and any recording tracking/service fee.

- F. **Basic Charge (Short Sale)**: When handling a transaction where the owner is conveying title and a lien holder has agreed to accept less than the full amount the lienholder is owed, the Escrow Fee shall be increased by \$300. This additional \$300 will be added to the seller's portion of the real estate escrow fee.

- G. **Basic Charge (Piggyback or Second Escrow)**: The escrow fee shall be \$200.00 when "second" or additional loan instruments are involved in the escrow transactions.

- H. **Basic Charge (Sub-Escrow)**: When handling sub-escrow functions for an outside title Escrow Company, the Sub-Escrow Fee shall be \$325.00 Sub-escrow services include the receipt and disbursement of funds, payment of secured items on title, acceptance and recordation of documents and assistance with title curative.

Sub-Escrow Services:

Sub-Escrow service may be provided for a minimum charge of \$125.00. Services available under this section are restricted to:

- a. The receipt and disbursement of funds; and/or
- b. Acceptance and recordation of documents.
- c. A \$25.00 charge may be assessed for ordering payoffs, if this service is combined with Sub-Escrow services (a) and (b).

CENTRALIZED REFINANCE ESCROW CHARGES

Timios offers Centralized Refinance Escrow Charges to lender clients who submit a high volume of similar refinance orders that can be processed efficiently by Timios. "Processed efficiently" means that the client will place the order through Timios' website and can accept automated electronic delivery of Timios' products and services and will. Clients who submit orders via email or facsimile cannot qualify for volume pricing. When a single lender client orders a high volume of comparable refinance transactions, thereby allowing Timios to realize significant economies of scale, the Escrow Fee shall be \$525. In order to qualify for this Escrow Fee, there must be sufficient electronic connectivity and communication, including a specialized workflow, with the lender client for Timios to recognize significant economies of scale. This fee includes the escrow refinance fee (settlement), the notary fee, (signing), the delivery fee, the wire fee and any recording tracking/service fee.

MISCELLANEOUS SERVICE CHARGES

The following charges are the rates applicable for miscellaneous services rendered in connection with regular services provided by the Company for which a specific rate has not been otherwise established.

A. **1099 Filing and/or FIRPTA Filing Service:**

A charge of \$25.00 to the seller of real property shall be made to prepare a Form 1099. A charge of \$25.00 to the seller of real property shall be made to prepare a FIRPTA.

B. **Wire Transfer fee:**

There will be a one-time fee of \$25.00 for the handling of incoming and outgoing electronic funds transfers up to six incoming and/or outgoing wires. There will be an additional \$25.00 fee per wire after the sixth wire.

C. **Signing Fee:**

There will be a fee of \$150 for scheduling and handling of witnessing and/or acknowledging of signatures required on the documents necessary for the purchase or refinance transaction.

D. **Delivery Fee:**

There will be a one-time fee of \$30.00 for overnight express mail such as Federal Express, United Parcel Services or other courier services for delivery within the continental United States, to include packages for standard delivery only. For deliveries outside of the continental United States or those with any special requirements not covered, an "as quoted" rate will be charged based on the particular courier company's rate.

E. **Deposit of Escrow Funds to Interest Bearing Account:**

A customer may request, in writing, that the Company deposit escrow funds into an interest bearing account. Such a request will be evaluated based on company procedures and the provisions of the Arizona Revised States. The fee for this service shall be \$50.00, which included opening, servicing and closing of the account.

F. **Dormant Funds Account – Abandoned Property:**

Dormant Funds as evidenced by stale-dated checks (90 days), outstanding checks or inactive escrow accounts will be maintained at no charge. Maintenance service may include one or a combination of the following: written letter(s); local or long distance telephone calls; and a general index name search. Any additional services shall be charged at the rate of up to \$50.00 per hour (1/2 hour minimum) plus pass through charges (i.e skip-trace, private investigator) up to such time as any remaining funds properly escheat by law to the State of Arizona.

G. **Signing fee (Deed or Affidavit Only):**

There will be a fee of \$75 for scheduling and conducting notary signings on single documents such as a deed or affidavit.

H. **Document preparation:**

There shall be a fee of \$50 for preparation of any documents requested outside the documents typically provided to close a standard refinance or purchase transaction. There shall be a fee of \$50 for the preparation of each deed requested.

I. **Special Pricing:**

Timios reserves the right to enter into contracts with customers and charge pricing set forth in those contracts. This pricing will be documented between the parties and will be maintained outside of Timios' filed escrow rates.