The State of Arizona

Manual of Escrow and Settlement Services

Effective as of February 16, 2015

FORWARD

Any reference herein to WFG National Title Insurance Company, a South Carolina corporation or "the Company" shall include all of their direct operations, subsidiaries, and affiliates. The rules and procedures contained herein are in no manner, either express or implied, to be construed as establishing or changing the rules and procedures pertaining to the practices followed by the Company, but are shown in order to properly apply the applicable Escrow Rate Table(s) and associated charges and fees. The rates shown herein are for the escrow rates that are not excessive or inadequate for the safety and soundness of the Company, that do not unfairly discriminate between risks in this state which involve essentially the same exposure to loss and expense elements and that give due consideration to (a) the desirability for stability of rate structures, (b) the necessity, by encouraging growth in assets of the Company in periods of high business activity, of assuring the financial solvency of the Company in periods of economic depression, and (c) the necessity for paying dividends on the capital stock of escrow agents sufficient to induce capital to be invested in the capital stock. The rates, fees and charges contained herein do not include any additional services(s) unless otherwise noted or provided for in this schedule of fees and charges.

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 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, promiser, obligee, obligor, bailee, bailor, or a designated agent or employee or any of them. Escrow includes subdivision trusts. (A.R.S. 6-801, as Amended)

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PART I - GENERAL ESCROW RULES

ESCROW FEES:

The Basic Escrow Rate schedule incorporated herein is applicable to all escrows and is the escrow rate that will be used for computing charges when escrow services are performed, subject to the provisions herein

COMPUTATION OF BASIC ESCROW RATE

1. The Basic Escrow Rate shall be determined based upon the sales price of the transaction, derived incrementally as shown on the attached rate schedule unless otherwise provided in this rate manual.
2. Whenever percentages of the Basic Escrow Rate are used herein, the charge shall be rounded off to the next highest dollar. No rate shall be less than a full dollar.
3. 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.
4. Certain projects may require services for which a pricing schedule is not provided for in this manual 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 WFG national Title Insurance Company a sufficient profit.
5. Any special rate shall be applied only to those portions of the fees the consumer is customarily expected to pay as provided for in this manual.

EMPLOYEE RATE:

No charge shall be made to employees (including employees on approved retirement) of the Company or its underwritten title companies, subsidiary title companies or affiliated title companies for escrow services in connection with the financing, refinancing, sale or purchase of the employee's bona fide home property. Waiver of such charges is authorized only in connection with those costs, which the employee would be obligated to pay, by established custom, as a party to the transaction.

CONTRACT RATES FOR FEDERAL, STATE, COUNTY, OR MUNICIPAL AGENCIES

Separate contracts may be entered into with governmental, state, or municipal agencies for performing escrow services, for such charges as may be agreed upon by and between the Company and the agency. Said contracts must be approved by the appropriate manager.

MINIMUM CHARGES/ADDITIONAL CHARGES FOR UNUSUAL SERVICES

The charges set forth herein are minimum charges for ordinary services in connection with the escrow business and the services associated therewith. Additional charges will be made when special services are requested that are not contained within the basic classifications of escrow services that will be used as the basis for these escrow rates.

PART I - GENERAL ESCROW RULES

MINIMUM CHARGES/ADDITIONAL CHARGES FOR UNUSUAL SERVICES (Continued)

Additional fees and charges for services, not specifically scheduled, but authorized under section 6-846.01I A.R.S., shall be charged for that particular kind or class of escrow service which cannot practicably be filed before it is used or a kind of escrow service, by reason of rarity or peculiar circumstances, which does not lend itself to advance determination and filing of rates.

ELECTRONIC COMMERCE

Escrow service, in some cases, may involve the use of electronic commerce. Due to volume and the desire to reduce costs to the consumer and the Company, the Company may wish to engage in contractual arrangements to receive *and* deliver escrow documents via an electronic commerce network using proprietary software. The Company proposes to charge a reduced rate of 90% of all otherwise applicable escrow rates on such transactions. All such requests must be submitted in full detail, for consideration, to the Company. This is necessary in order to maintain uniformity on projects of a similar nature and to offer prices that are consistent with the Company's underwriting practices and the established rating structure. Any agreements made pursuant to this Section require Home Office approval. All parties who are obligate to pay all or any part of said charges shall be required to give their consent in writing.

FAIR VALUE

The fair value of any parcel being escrowed shall be construed to be the sales price or full fair market value of any parcel(s), including the encumbrances, whichever is greater. In those situations where a sale is not involved, the fair market value shall be determined from all available sources of information, i.e., amount of encumbrances, assessed value, etc. In no event shall the fair market value be less than the sum of the unpaid principal balances of the mortgages, deeds of trust and/or contracts to which the property is subject.

NEGOTIATED RATE

Under certain circumstances, including, but not limited to over established transaction values, the Company reserves the right to negotiate fees. Any such negotiated rate must be in writing, signed by the parties to the agreement, and approved by Company management. A copy of the agreement shall be maintained outside of the filed escrow rates.

PART II - BASIC ESCROW RATES

Up to $100,000	$450.00
$100,001 through $200,000	$600.00
$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 each $5,000 of fraction thereof or by written agreement

PART III - RESIDENTIAL ESCROW TRANSACTIONS

RESIDENTIAL PROPERTY ESCROW RATES

For purposes of the rate in this Section, a residential property is deemed to be a single family residence of one to four units, a vacant parcel of land designated for development as a single family residence or a residential condominium.

RESIDENTIAL SALE ESCROWS

The minimum charge of one-hundred percent (100%) of the Basic Escrow Rate shall apply to residential sale escrows. If the owner/seller of the subject property presents a complete copy of an Owner's Policy of Title Insurance issued by any nationally recognized Title Insurance Underwriter, dated within three (3) years of the date of presentation, then the applicable rate shall be 80% of the Basic Escrow Rate.

Residential REO Escrow Rates

The rates set forth are applicable when the following conditions are met:

1. The seller of the subject property is a financial institution that has acquired title by trustee's deed or deed in lieu of foreclosure.
2. The Company is issuing one or more title insurance policies in connection with the transaction.
3. A centralized point of contact has been established between the seller and the company.
4. Transmission of the new order, title information and transaction related communication is done electronically.
5. There is a written services agreement between the seller and the Company.

Escrow Fees:	
Up to $1,000,000	90% of the Basic Escrow Rate
Over $1,000,000 up to $1,500,000	80% of the Basic Escrow Rate
Over $1,500,000	Pursuant to Written Agreement

There will be an additional charge of $250.00 for loan related services. For each additional loan there will be an additional charge of $100.00 for loan related services.

Leasehold Escrow

The leasehold escrow fee (other than oil, gas or mineral leases) shall be one-hundred percent (100%) of the Basic Escrow Rate based upon the fair market value of the property leased or the total amount of the lease payments, whichever is less.

PART III - RESIDENTIAL ESCROW TRANSACTIONS

Residential Short Sale – Inclusive Escrow Charge

The following charges apply in a sale escrow when the subject property is a single-family residence of one to four units or a residential condominium wherein the purchase price is less than the sum of the encumbrances and where the holder(s) of the encumbrances consent to release a security interest in the property without the full payment of the obligation secured (a short sale).

Purchase Price	Escrow Charge
Up to $150,000	$1,200.00
$150,001 to $300,000	$1,400.00
$300,001 to $500,000	$1,600.00
$500,001 to $750,000	$1,900.00
$750,001 to $1,000,000	$2,100.00

Over $1,000,000: If an additional charge is to be made, such charge shall be based and quoted upon the costs incurred and the additional responsibilities assumed by the Company.

Included within the above shown rates are the Miscellaneous Service Charges for Reconveyance Tracking, Interest Bearing Accounts, Overnight Delivery Service, Internal Courier Service, Special Courier Service, Electronic Funds Transfer, Electronic Transmission of Loan Documents and the processing of a concurrently made purchase money loan or loans.

PART III - RESIDENTIAL ESCROW TRANSACTIONS

RESIDENTIAL LOAN ESCROW RATES

Loan Escrow Service – No Transfer of Title

The minimum charge of one-hundred percent (100%) of the Basic Escrow Rate shall apply to residential loan escrows, when no transfer of title is handled concurrently. If the owner/borrower of the subject property presents a complete copy of an Owner's Policy of Title Insurance issued by any nationally recognized Title Insurance Underwriter, dated within three (3) years of the date of presentation, then the applicable rate shall be 80% of the Basic Escrow Rate.

Residential Refinance Rate

The rate for residential refinance transactions shall be $300.00 and will include the following services:

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

Escrow Services vary widely from lender to lender. The rate charged shall be based upon the responsibilities, duties, and volume in accordance with PART 1, "COMPUTATION OF BASIC ESCROW RATE", subparagraph 4.

Loan Escrow Service – Concurrent Loans in a Sale Escrow (Loan Tie-In Rate)

Concurrently made loans processed with a sale escrow – an additional charge of $100.00 per loan shall be added to the applicable sale escrow rate. Unless otherwise mutually instructed by the parties to the escrow, the additional charge for a first loan will be allocated equally between the seller and buyer, the additional charge(s) for any other subordinate financing will be charged entirely to the buyer.

PART III - RESIDENTIAL ESCROW TRANSACTIONS

Limited Escrow Service

In connection with an order for title insurance, the Company will provide limited escrow service in support of a primary escrow agent or an institutional lender for $$150.00 per transaction, plus $35.00 for each courier, wire, electronic document, or express mail requested. Services available under this section are limited to the following:

A. The acceptance of documents and funds, (other than monies to be paid for property taxes, bonds, or assessments, recording fees, transfer taxes, etc., or charges of the Company).
B. The receipt of documents and written instructions from the primary escrow holder and/or from any lender whose loan will be insured.
C. The disbursement of funds for the elimination of any matters affecting title, but only to the extent authorized by specific written instructions.
D. Other escrow services required in support of primary escrow holder, of an unusual nature, not readily foreseen for which an appropriate charge may be made consistent with additional costs and/or liability assumed by the Company.

NOTE 1: This limited escrow service DOES NOT include procuring demands nor disbursements of funds to persons other than for the purpose of elimination of matters affecting title to the land to be insured.

NOTE 2: If a lender's instructions authorize disbursement to persons other than the escrow holder, the escrow holder must approve the lenders' instructions in writing and supplement them with its own written instructions for disbursement of any loan funds which remain for disposition.

PART IV – INVESTORS RATES

The rates shown below apply, except for timeshare transactions, when the Company has been informed that the seller or buyer is a "real estate investor". A real estate investor is defined as an individual, a group of individuals or an entity whose primary business is the investment in real estate for profit. The Investors Escrow Rate shall also apply to real estate licensees who are selling or buying their primary residence. The charges herein pertain only to that portion of the escrow fee paid by the real estate investor or real estate licensee. Minimum charges apply. Based on the referenced transaction liability, the specified percentages of the appropriate rate contained in this manual shall be applied:

Transaction Liability	Applicable Percentage
$ 0 TO1,000,000	80%
1,000,001 TO 2,000,000	65%
2,000,001 TO 15,000,000	60%
15,000,001 TO 50,000,000	55%
50,000,001 AND OVER	50%

PART V - COMMERCIAL/INDUSTRIAL ESCROW TRANSACTIONS

For purposes of the rates in this Section, the subject property shall be **other** than individual residential (as described above), such as commercial, agricultural, multiple units, etc. and shall be based upon the sale price of Fair Market Value of the property being transferred or the principal amount of the new loan.

Commercial Sale Escrow Rates

Escrow service rendered in connection with the financing of all other properties other than residential (as defined above) shall be provided upon the sale price of Fair Market Value of the property being transferred at the following charges:

Up to $5,000,000	$1.00/$1000 plus $250. (min. $1,200.)
$5,000,001, up to $10,000,000.	$0.90/$1000 plus $250. (min. $1,500.)
Over $10,000,001.	Pursuant to Written Agreement

Commercial Loan Escrow Rates

Escrow service rendered in connection with the financing of all other properties other than residential (as defined above), when no transfer of title is handled concurrently, shall be provided based on the loan amount and at the following charges:

Up to $1,000,000	70% of the Basic Escrow Rate (min. $750)
$1,000,001, up to $5,000,001	65% of the Basic Escrow Rate (min. $1,000)
$5,000,001 and up	Pursuant to Written Agreement

Commercial Loan Escrow Service – Concurrent Loans in a Sale and/or Multiple Loans

Concurrently made subordinate loans covering the same property shall be processed for an additional charge of $250.00 per loan.

Subdividers And Builders Rates Relating To Sale To A Consumer Home Buyer Or Lot Purchaser:

1. These rates are available to a builder, contractor, developer or subdivider, hereinafter referred to as builder/developer, customarily engaged in such a business and shall apply only when the transaction involves the sale to a consumer home buyer or lot purchaser.

2. These rates are applicable only to the Basic Escrow Fee: (Sale), (Loan), (Sale and Loan Fee) and (Leasehold) set forth above.

3. The escrow rates to be charged to the builder/developer are based on the number of units in the project represented and are calculated as follows:

1 - 50 Units	60% of the Basic Escrow Rate
51- 200 Units	45% of the Basic Escrow Rate
201 or more Units	30% of the Basic Escrow Rate, with a minimum of $50.

EXCEPTION: If the builder/developer is contractually obligated to pay the buyer's portion of the escrow fee, the rate to be charged to the builder/developer for the full escrow fee shall be calculated at 50% of the Basic Escrow Rate.

PART VI – OTHER SPECIAL RATES

1. Escrow Only

When performing all customary escrow services without issuance of title insurance, the rate shall be charged at twice (2 times) the basic Escrow Rate.

2. Manufacture Housing Services

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

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

3. Churches, Charitable, and Not-For Profit Organizations ("NPO's) 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.

4. 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 transactions

5. First Responders/Military Personnel

A customer who is employed as a first responder or currently enlisted or a veteran of the United States Armed Forces shall be charged 70% of the Basic Escrow Rate on residential property transactions.

6. Government 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.

PART VII - MISCELLANEOUS PROCESSING FEES AND CHARGES

1. All-Inclusive Processing Fee

A. Cash Transactions: $200.00 which includes Courier Delivery, Overnight/Express Mail, Electronic Document Delivery, and Wire Transfers

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 which includes Courier Delivery, Overnight/Express Mail, Electronic Document Delivery, and Wire Transfers.

This fee will be charged $100.00 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.

PART VIII - HIGH VOLUME INSTITUTIONAL CLIENT ESCROW RATES

Home Equity Escrow Services:

"Limited Home Equity Services", shall be charged at a rate of $150.00, (FLAT FEE) for escrow services in connection with a home equity loan transaction, up to $500,000, which includes the following services:

Ordering payoff demands and disbursing payoffs on up to two (2) previous loans and disbursing the balance of the proceeds to up to five (5) payees.

Additional checks shall be charges at $15.00 for each additional check. Ordering and making payoffs on additional loans shall be charged at $25.00 for each additional loan. Document preparation in connection with such service shall be at the rate of $75.00

"Home Equity Disbursement Services", shall be charged at the rate of $100, (FLAT FEE) for loan transactions up to $500,000, which includes the following services:

The receipt of funds by the escrow handler/closer from a lender and disbursement to the borrower via on check or wire transfer.

Escrow Rate – Sub-Escrow

Sub-escrow service may be provided in support of a primary escrow holder for a minimum additional charge of $100.00 shall be made for all transaction where an owner's policy of title insurance is issued, a minimum additional charge of $45.00 shall be made for all transaction where only a lender's policy of title insurance is issued, subject the notes referenced below.. Services available under this section are restricted to:

1. The receipt of funds and written instructions from the escrow holder and from a lender whose loan will be insured.
2. The disbursement of such funds for the elimination of matters affecting title, but only to the extent authorized under such instructions.

Note 1: This rate may apply to an institutional lender utilizing more than 200 sub-escrows a year. The charge for such will be $25 per escrow.

Note 2: The sub-escrow services does not include procuring demands or payoffs, or disbursements of funds to persons other than the escrow holder for purposes except elimination of matters affecting title to the land to be insured.

Note 3: If a lender's instructions authorized disbursements to persons other than the escrow holder, the escrow holder must approve the lender's instructions in writing and supplement them with its own written instructions for disbursement of any loan funds which remain for disposition by the escrow holder or any party to the escrow.

PART IX - MISCELLANEOUS ESCROW RELATED FEES AND CHARGES

Reconveyance Tracking Fee: **$100.00 (per loan payoff)**

This fee shall be charged when applicable, for handling the payoff of a loan when the release is not furnished at close of escrow. This charge covers the additional record keeping expense of monitoring the follow through with the paid lender and recording keeping for a delayed reconveyance, and the charges that may be incurred by employing a third party vendor to provide this service to the Company. The Reconveyance Tracking Fee is nonrefundable once the real estate transaction to which it is attached is closed and recorded. This fee is earned concurrent with issuing the payoff funds at closing and shall be charged to the party requiring this service.

Recording Service Fee:

$75.00 – Residential Sale Transaction
$55.00 – Residential Refinance Transaction

This fee will be charged when applicable on all residential resale escrow transactions involving the recordation of documents and includes all costs for items processed for recording, miscellaneous indexing, actual recording charges and the mailing of documents electronically recorded. Recording fees on commercial property transactions shall be charged in accordance with the fees/costs directly associated with the recording action and as set forth by the County Recorder's office.

Stop Payment Fee: **$35.00 (per check)**

This fee shall be charged when applicable for processing a stop payment on a check written from an escrow, except for stop payments placed on checks at the request of escrow personnel.

Non-Sufficient Funds Fee: **$25.00**

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

Interest Bearing Escrow Account Fee: **$50.00**

This may be $50.00 per account. This fee shall be charged when requested to establish an interest bearing account for the buyer, borrower, or seller of a transaction. This fee may be waived under certain conditions, such as commercial transactions or volume users.

PART IX - MISCELLANEOUS ESCROW RELATED FEES AND CHARGES (Continued)

Dormant Funds Maintenance Fee

There shall be a maintenance fee in the amount of $25.00 per month, plus costs, if any, to WFG National Title 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 WFG National Title 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-negoatiated funds, the amount of the unclaimed funds shall be deemed payment in full.

Holdback of Funds Fee **$150 per holdback**

This fee may be charged when a request is made to WFG National Title 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 filing.

Hourly Work Fee:

A fee of $80.00 per hour, or fraction thereof, may be charged when special services or additional work is requested and/or required. The deposit of final closing funds and the signing of final documents shall constitute approval of this fee for special services rendered.

Second/Equity Loan Transaction Rate:

This fee may be $325.00 and may be applied to all second position equity loans wherein the lender does not require title insurance and is requesting a limited title report for processing and closing an escrow transaction.

PART X - SUBDIVISION TRUST SERVICES – TRUST ACCOUNTING

The rates in this Section are for collection services for transactions creating a deferred obligation payable to a trustee of a subdivision trust wherein the subject property of said transaction is an unimproved lot or parcel as defined in A.R.S. Sec. 32-2101 are as follows:

Service	Annual Fee
Set up fee (one-time charge per account)	$ 100.00
Minimum service fee	72.00
Fee for each additional payee	40.00
Impound accounts (one parcel)	100.00
Impound account – additional parcels (each)	50.00
Fee to administer late charge provisions	40.00
Fee to administer deficit interest provisions	40.00
Additional Services	Annual Fee
Assignment/transfer fee (in addition to statement fee)	75.00
Statement fee – status, assumption, payoff	75.00
Statement update after 60 days	50.00
Closing of account	50.00
Withdrawal of account	100.00
Partial release of property (plus recording and reconveyance fee)	100.00
Modification of account	100.00
Assignment of funds	50.00
Name change	50.00
Cashiering of funds	15.00
Payors check returned by Bank (N.S.F.)	25.00
includes Bank charges and the Company's additional labor costs	
Verification of account (buyers signature required)	25.00
Overnight delivery fee, per delivery	15.00
Courier fee	10.00
Wire transfer fee, per outgoing wire	15.00
Accounting entries requested by parties to account	50.00
Amortization schedule – straight	10.00
Copy of cancelled check – per check	10.00
includes Bank charges and the Company's additional labor costs	
Photocopies – per copy	.50
Reconveyance fee – full	60.00
Reconveyance fee – partial	75.00
Extra work charge (cost per hour – 1 hour minimum)	$50.00
Forfeiture Fees:	
Notice requiring strict performance	$ 100.00
Notice of election to forfeit	200.00
Affidavit of completion of forfeiture	100.00
(Note: a fee of $10.00 per party will be charged on each notice in excess of one, plus title, recording and mailing fees)	
Voluntary forfeiture	200.00

Note: Additional charges may be made when circumstances require extraordinary work and time. Fees for services not included in this schedule will be charged at the rate of $50.00 per employee hour or fraction thereof. The above charges are subject to change at any time upon filing with and acceptance by the Arizona Department of Insurance and/or the Arizona State Banking Department.