



Escrow Fees and Charges of Jet Closing, Inc.
for the State of Arizona

AZ DFI License # EA – 0940238 &
AZ Branch License # EABR - 0122842

Effective on/after March 1, 2018

This Schedule of Fees and Charges shall supersede all Scheduled and Charges which have heretofore been displayed in our office

Forward

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 escrow practices followed by the Company, but are shown in order to properly apply the applicable Escrow Rate Table(s). The rates shown are for the processing of the various types of escrows as required by Arizona Revised Statute, Article 4, Sections 20-375 and 20-377, and do not include any additional service(s) unless otherwise noted or provided for in this schedule of fees and charges. Fees are based on the experience and judgment of Jet Closing, Inc.

Section 1 – General Definitions

101. Definitions

“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 of 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 a person to a grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or a designated agent or employee or any of them. (A.R.S 6-801)

“Escrow Agent” means any person engaged in the business of accepting escrow. (A.R.S. 6-801)

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

102. Minimum Fees, Charges, and Special Risks

The fees herein are minimum charges. Additional charges shall be made when unusual conditions are encountered or when special services are provided as deemed necessary by the reason of terms and conditions set forth in the escrow transaction. In the event such charges are made, the deposit of final funds and the signing of final documents or the acceptance of the work performed shall constitute approval of the charges made.

Section 2 - Schedule of Escrow Fees

201. Computation of the Basic Escrow Rate– Title & Closing Sale

When handling a sale escrow where we are also performing title services and providing title insurance, which is commonly referred to as a Title & Closing transaction, the escrow fee will be **\$1000.00** to be split, as negotiated, by the buyer/seller on any given sale transaction.

202. Computation of the Basic Escrow Rate– Closing Only Sale

When handling a sale escrow where we are NOT performing title services and NOT providing title insurance with the subject property being insured by a separate title insurance company, which is commonly referred to as a Closing only transaction, the escrow fee will be **\$1500.00** to be split, as negotiated, by the buyer/seller on any given sale transaction.

203. Computation of the Basic Escrow Fee – Refinance

When handling a loan escrow, where no sale of real property is involved the escrow fee charged shall be **\$500.00**.

204. Additional Loan Fee

A fee of **\$125.00** per loan shall be charged to the borrower in either a refinance or resale escrow wherein the borrower is obtaining financing via loan(s) in addition to the primary, 1st lien, financing loan.

205. Limited Escrow Rate

Rate for Limited Escrow Service which includes payoff processing/payment, property tax payment(s) and any other lien payoff(s) shall be **\$150.00**.

Section 3 – Special and/or Miscellaneous Rates/Fees

301. Volume Pricing –Refinance

JetClosing Inc. reserves the right to offer volume pricing to refinance Clients who submit a high volume of refinance orders and where work economies exist either through integration, website ordering and processing, mobile app ordering and processing and/or standardization of shared and/process. The volume pricing will be set at a flat rate in a written agreement between the Client and JetClosing Inc. This pricing will be documented between the client and JetClosing Inc. and will be maintained outside of JetClosing Inc.'s filed escrow rates.

302. Investor Rate

Jet Closing, Inc. reserves the right to offer an investor rate to builders, contractors, developers, sub dividers, or other individuals, groups of individuals or entities customarily engaged in real estate investments to produce income and profit, wherein they are the buyer, borrower or seller. This rate is applicable only to the escrow fees which are being paid by the investor and only on non-owner occupied properties. In lieu of paying the fees referenced in Section 2 201 or 202, the escrow fee charged to the investor will be **\$350.00**, for title & closing, closing only resale and refinance transactions.

303. Contract/Statement of Work Pricing

JetClosing Inc. reserves the right to enter contractual agreements and/or statement of work agreements with Clients and charge pricing set forth in said documentation. This pricing will be documented between the Client and JetClosing Inc. and will be maintained outside of JetClosing Inc.'s filed escrow rates.

304. Employee Rate

There is no charge to an employee of the Company (including employees on approved leave or retirement) for escrow services performed regarding the financing, refinancing, sale or purchase by the

employee. Such rate is authorized only regarding those costs that the employee would be obligated to pay by established custom as a party to the transaction.

305. Computation of Distressed Property and/or Default Property Escrow Rates – Sale

In the event of a Short Sale transaction and/or REO transaction an additional fee of **\$300.00** will be added to the basic escrow rate to be split, as negotiated, by the buyer/seller on a given short sale and/or REO transaction. Said negotiated fee will be documented, agreed upon by all parties and stored as part of the file. The Distressed Property and/or Default Property Escrow Fee will be bundled with the Basic Escrow Rate on the settlement statement and disclosed as one total Escrow Fee payable to JetClosing Inc.

306. Computation of Commercial Escrow Rates – Sale

In the event of a commercial transaction an additional fee of **\$500.00** will be added to the basic escrow rate to be split, as negotiated, by the buyer/seller on a given commercial transaction. Said negotiated fee will be documented, agreed upon by all parties and stored as part of the file. The Commercial Escrow Fee does not include any Loan Tie in fee(s). The Commercial Escrow Fee will be bundled with the Basic Escrow Rate on the settlement statement and disclosed as one total Escrow Fee payable to Jet Closing, Inc.

307. Recording Services Fee

Refinance - Residential	\$40.00
Sale - Residential	\$60.00
Refinance - Commercial	\$100.00
Sale – Commercial	\$150.00

The recording services fee is inclusive of administrative, vendor and actual document recording fees.

308. Additional Service/Work Fees

Jet Closing reserves the right to charge additional fees, in the event additional work is required on any given transaction due to additional services requested and/or additional work required by the company to ensure an accurate, compliant and timely closing. The following fees are representative of common additional work fees that may be charged on any given transaction due to the reasons described above:

Holdback	\$150.00
Escrow Instructions Preparation (FSBO)	\$150.00
Subordination Processing	\$100.00
Interest Bearing Account Set Up & Management	\$35.00 per account
Seller / Private Finance Note & Security Instrument Preparation	\$150.00
Reconveyance Preparation & Processing	\$150.00

309. Cancellation and/or File Transfer Charges

The charge where an escrow has been opened and is cancelled, whether it be due to the failure of the transaction or the switch of escrow companies, will be the amount which, in the opinion of JetClosing Inc., is proper compensation for the services rendered, but in no event shall the charge be more than a

total flat fee of \$150.00. A copy of the agreed upon cancellation fee will be agreed to and signed by all parties and stored as a part of the archived escrow file.

310. Competitor's Charges

JetClosing Inc. reserves the right to match any written escrow rate quote from a competitive title and/ or escrow company. The competitor's escrow rate must be filed and approved with the Arizona Dept of Financial Institutions. A copy of this written escrow rate quote match will be documented and stored as a part of the archived escrow file