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Escrow Rate Filing Form
Arizona Department of Financial Institutions
2910 N. 44th Street, #310, Phoenix, AZ 85018

Telephone: (602) 771-2800
Fax: (602) 381-1225

Please submit a complete rate filing (rate manual and schedule, if applicable) as the Department no longer accepts individual or partial rate filings. Any filing which is not complete will not be approved. Please email the rate filing form and manual/schedule to financial@azdfi.gov for review. Once approved, you will receive an email at the address provided and the rate filing will be added to www.azdfi.gov.

Any rates mailed to the Department will not be approved.

Form with fields: License Number: EA- 0905281, Requested Effective Date: APRIL 15, 2013, Name of Escrow Agent: CORNERSTONE TITLE COMPANY, TRANSACTION BUSINESS AS RYLAND TITLE AGENCY, Address: 8660 E. HARTFORD DRIVE, SUITE 200, City: SCOTTSDALE, State: ARIZONA, Zip Code: 85254, Name of Individual Filing: DEBORAH L. PRINCIPATO, Email Address: dprincip@ryland.com

INFORMATION INCLUDED WITH RATE FILING
[] Cover letter with explanation of changes and justification
[] Justification - CHECK ALL APPLICABLE ITEMS
[] Financial Analysis, [] Comparison of Rates, [] Other (specify):
[] Statistics, [] Experience, Re-opening business from 2009

I, Deborah L. Principato (Filer's Name), being duly sworn, make oath and declare that I have been given authority by Kevin L. Pearson (Company Officer's Name) to execute this filing on behalf of the Company, and agree to and represent the following:

That the information contained herein, including exhibits and other information filed attached hereto and made a part hereof, are current, true, accurate, and complete under penalty of perjury, or un-sworn falsification to authorities, or similar provisions as provided by law; that, the jurisdiction(s) to which the rate filing is being submitted may conduct any investigation as to the legitimacy, accuracy and correctness in accordance with all applicable laws and regulations; that, if the above named individual has made a falsehood of a material fact in either the rate filing or in any documentation provided to support the foregoing rate filing, then the above named licensee may be subject to fines, fees, and penalties or other measures accordance with all laws and regulations.

I hereby verify that I am the above named individual, and certify by my printed name below that I have read the conditions stated above and agree to the language as stated.

Deborah L. Principato

March 22, 2013

Name of Individual Filing Rate

Date

CORNERSTONE TITLE d/b/a RYLAND TITLE

GENERAL RULES

AND

**ARIZONA SCHEDULED OF ESCROW FEES,
CHARGES AND SPECIAL RATES**

**Updated
3/2013**

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 charge applies.

When the fee is based on the “Sales Price” of the property, the appropriate fee is calculated from schedules of charges where fee amounts are listed coinciding with the “Sales Price” amounts in increments of \$5,000.00.

There are various sub-categories of these fees based on the terms and conditions specific to each escrow transaction. The appropriate way to calculate a fee for each escrow transaction is the subject of this Schedule and General Rules Relative thereto and a thorough understanding of the escrow transaction, this Schedule and the General Rules herein is required in order to charge correctly.

**GENERAL RULES
RELATIVE TO ESCROW FEES, CHARGES & SPECIAL RATE**

A. DEFINITIONS:

“Escrow” means 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, as Amended 1988)

“Escrow agent” means any person engaged in the business of accepting escrows. (A.R.S. §6-801, as Amended 1988)

“Fair Value”

1. When a sale is involved the **“Fair Value”** means the full amount of the consideration paid to the Seller, including any encumbrances being assumed by the buyer and/or the **“Fair Value”** shall be determined from all available information, i.e., amount of encumbrances, assessed value, comparable sale data, etc.

2. Where a sale is not involved the **“Fair Value”** shall be the principal amount of the new loan.

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 set flat 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 \$55,010.00 the Escrow Service Fee will be based on \$60,000.00.

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

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

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 identified and described separately on the final settlement statement.

B. BASIC ESCROW FEE (SALE AND LOAN FEE):

When conducting a sale and loan escrow simultaneously (including seller carry back situations), covering identical property, the fee for escrow will be 100% of Basic Escrow Fee plus \$150.00 loan tie-in escrow fee per loan.

EXCEPTION: The loan tie-in escrow fee for Builder/Developer new home transactions will be \$100.00 per loan.

SPECIAL RATES AND FEES

A. ADDITIONAL WORK CHARGE FEE:

There will be an additional escrow work charge fee for any additional work over and above the normal processing in an escrow transaction at the rate of \$100.00 per hour or any portion thereof with a one-hour minimum.

B. CONTRACTUAL RATE:

Separate contracts may be entered into under specific conditions for which no compensatory escrow service charge has been provided for in this Rate Manual. In any such event, an escrow charge shall be made as may be "contractually" agreed upon by and between the Escrow Agent and the parties to the escrow. The minimum escrow charge under this section shall be \$100.00.

C. INVESTOR RATE:

1. This rate is available to a 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. The 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, a minimum fee or a flat fee. For example, a Subdivider/Builder escrow fee is calculated on a percentage of the full escrow fee, therefore the rate set forth herein would not apply to the remaining portion thereof.

4. The escrow fee to an investor shall be 70% of the applicable escrow fee.

D. LOAN ESCROW RATE:

1. The Loan Escrow Rate for residential property shall include any New Financing, Refinance, Construction (Interim) or Permanent Loan Escrow at a "Flat Fee of" \$250.00 per loan which shall include reconveyance tracking fee(s), overnight delivery and courier fee(s), two (2) demands and the issuance of up to five (5) checks at no additional charge. Any checks issued over five (5) shall be charged at the rate of \$10.00 per check and \$25.00 for each demand over two (2).

2. The charge for a Loan Escrow that involves the preparation of Lender Escrow Instructions by Escrow Agent shall be a minimum of 100% of the Basic Escrow Fee.

3. The charge for an escrow transaction that involves the revamping, replacement, refinance or finance 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.

E. OVERNIGHT DELIVERY FEE:

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

F. RECONVEYANCE TRACKING FEE:

When a loan is paid in full at the close of escrow on a residential dwelling or vacant land and a release is not available for recordation at close, a fee of \$100.00 per lien will be charged for following up and assuring that a lien release is recorded.

G. 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 will be charged in addition to the flat filed recording fee for the escrow transaction.

H. EMPLOYEE ESCROW FEE:

There will be a \$100 discount applied to the applicable Basic Escrow Fee.

**I. ESCHEAT SERVICING FEE AND ESCROW ACCOUNTING FEE:
(Deleting – no longer applied)**

J. INTEREST BEARING ACCOUNT SET UP FEE (Deleting – no longer applied)

K. RECORDING SERVICES (Deleting – no longer applied)

L. 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 ultimate rate to be charged to the builder/developer is calculated as follows:

27% of Basic Escrow Rate

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 as follows:

50% of the Basic Escrow Rate

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY

Current Rate Schedule

Amount to & Including	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

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY

Current Rate Schedule

Amount to & Including					Escrow Service
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

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY

Current Rate Schedule

Amount to & Including					Escrow Service
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

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY

Current Rate Schedule

Amount to & Including	Escrow Service
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	1,318
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

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY

Current Rate Schedule

Amount to & Including	Escrow Service
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

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY

Current Rate Schedule

Amount to & Including						Escrow Service
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

RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY.

Current Rate Schedule

Amount to & Including						Escrow Service
Add per \$5,000 or fraction over \$1,000,000:						\$3.96