

SAFFORD TITLE AGENCY, INC.

Schedule of Escrow Rates

Schedule of Escrow Services

and

Manual of Classifications

BASIC ESCROW RATES

1.	From \$1 to \$50,000	\$300
2.	From \$50,001 to \$75,000	\$300
3.	From \$75,001 to \$100,000	\$325
4.	From \$100,001 to \$125,000	\$350
5.	From \$125,001 to \$150,000	\$375
6.	From \$150,001 to \$175,000	\$400
7.	From \$175,001 to \$200,000	\$425
8.	From \$200,001 to \$400,000, \$425 and add \$1.00 per \$1,000 or fraction thereof	
9.	From \$400,001 to \$1,000,000, \$625 and add \$.75 per \$1,000 or fraction thereof	
10.	Over \$1,000,000, \$1,075 and add \$.50 per \$1,000 or fraction thereof	

ESCROW

General Rules

A. 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 to a grantee, grantor, promisee, promisor, obligor, bailee, bailor, or a designated agent or employee of any of them. Delivery may be with or without transfer of legal or equitable title, or both, and irrespective of whether a debtor/creditor relationship is created. The transfer 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 shall occur upon the delivery or redelivery to that person upon the contingent happening or non-happening of a specified event or performance or non-performance of a prescribed act, pursuant to mutually agreeable instructions to a neutral third party.

B. Computation from Basic Escrow Rate

1. The rate shall be applied upon fair value (rounded up to the next nearest \$5,000 increment) as defined in D. below.
2. Whenever percentages of the Basic Escrow Rate are used herein, the charge shall be rounded off to the next dollar.

C. Employee Rates

There shall be no charge to employees of Safford Title Agency, Inc. for the purchase, sale, or refinance of their primary residence. This rate is not applicable to employees of other title/escrow companies.

D. Fair Value

The fair value shall be construed as the full value of the property, including the encumbrances. When a sale is not involved, the fair value shall be determined from all available information, i.e., amount of encumbrances, assessed value, etc. In no event shall it be less than the sum of the unpaid principal balances of the mortgages and/or contracts to which the property is subject.

E. Special Services

Additional charges will be made when unusual conditions are encountered or when special services are required in the escrow.

Escrow services may be required in some instances and under certain conditions for which no rating structure has been specifically provided.

The charges for special services shall not exceed twice the Basic Escrow Rate, with a minimum of \$25 per escrow transaction.

Special services shall be charged at the rate of \$100 per hour, in addition to the Basic Escrow Rate.

F. Separate Sales or Exchanges (Different Owners)

The applicable Basic Escrow Rate shall apply to each individual sale or exchange, even though there may be one common purchaser, and the sales or exchanges are handled concurrently, and more than one escrow is involved.

G. Transfer of Undivided Interest (When Sold Separately From Remaining Interest)

The Basic Escrow Rate is applicable, based upon the interest covered, the purchase price or the fair market value thereof, whichever is higher.

H. Government Contracts

The Company may enter into separate contracts with federal, state or local governmental agencies or their contractors for escrow services. Rates and fees will be based upon the volume of transactions and responsibilities and duties to be performed. Fees may range from the Basic Escrow Rate to 70% of the Basic Escrow Rate. The fee to be charged shall be included in the contract proposal.

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Explanation of Charges

A. Basic Charge (Sale)

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the fair value of the property in the escrow. If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate.

B. Basic Charge (Residential Loan)

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|---|---|
| 1. If a refinance of an existing mortgage or a loan given for the sole purpose of borrowing against a homeowners equity in the property | \$175 |
| 2. If a refinance of an existing mortgage or a loan given for the sole purpose of borrowing against a homeowners equity in the property (All-inclusive charge: includes Express Mail Charge, Reconveyance/Tracking Fee, etc... but excluding any recording processing fees) | \$250 |
| 3. A loan given for the sole purpose of constructing a new single family residence | \$200 |
| 4. If concurrent with a sale escrow for the full value of the land improvement | \$75 (per loan) in addition to the Basic Rate |

C. Basic Charge (Commercial Loan)

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|--|---|
| 1. If no transfer of title is involved | 100% of Basic Rate |
| 2. If concurrent with a sale escrow for the full value of the land improvement | \$75 (per loan) in addition to the Basic Rate |
| 3. If a refinance of an existing mortgage | 50% of the Basic Rate.
Minimum Charge of \$300 |

D. Basic Charge (Leasehold)

1. The Leasehold Escrow Rate (other than oil, gas or mineral leases) shall be 100% of the Basic Escrow Rate, based upon the fair value of the property leased or the total amount of the lease payments, whichever is less.
2. The charge for oil, gas or mineral lease estate escrows shall be 200% of the Basic Escrow Rate.

E. Basic Charge (Commercial, Developer and Investor)

1. Subdivider, Builder, Developer Rate

This rate is available to builders, contractors, developers or subdividers customarily engaged in such business.

1-50 Units	70% of the Basic Escrow Rate
51 or more Units	40% of the Basic Escrow Rate

The escrow rate charged shall be based upon the number of units. For example, if the unit number is less than 50 units, then a rate of 70% of the Basic Escrow Rate shall be charged against that portion charged to the builder, contractor, developer or subdivider. If the number of units is more than 50, then a rate of 40% of the Basic Escrow Rate shall be charged.

2. Commercial and Investor Rate

This rate is available to investors and commercial developers customarily engaged in such business.

Charge:	70% of the Basic Escrow Rate
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F. Basic Charge (Corporate Employee Relocation Rate)

Rates under this section shall apply to transactions insuring the purchase and resale of a home of an employee transferred by a corporation or a governmental entity from one area to another.

1. The escrow fee shall be 70% of the Basic Escrow Rate.
2. For High Volume Relocation Companies, the rate shall be \$600 inclusive of miscellaneous fees.

G. Basic Charge (Sub-Escrow and Escrow Only)

1. Sub-Escrow Service

Sub-escrow service may be provided for a minimum of \$100 per sub-escrow. This type of escrow service includes, but is not limited to, such services as (1) the receipt of funds and written instructions from a primary holder of an escrow and from a lender whose loan is to be insured, (2) the disbursement of such funds for the elimination of matters affecting title, and (3) accommodation signings, but only to the extent authorized under such instructions. The above list, although not exhaustive, is illustrative of such factors needed in determining the service to be provided and the charges therein. The maximum escrow fee for sub-escrow

services shall not exceed 75% of the basic escrow rate as determined by the amount involved in the sub-escrow transaction.

2. Escrow Only Service

Escrow service with no title insurance is provided at the Basic Escrow Rate.

H. Express Mail Overnight Delivery Service Charge

A charge of \$25 shall be charged for each item express mailed.

I. Reconveyance/Satisfaction Tracking Charge

A non-refundable reconveyance/satisfaction tracking charge of \$35 per item tracked shall be charged for the reconveyance/satisfaction of all secured obligations handled through the course of an escrow. This fee includes the charge associated with the recording of the reconveyance/satisfaction.

J. Interest Bearing Accounts Setup Fee

A charge of \$50 shall be charged to set up an interest bearing account for funds deposited into escrow.

K. UCC Filings

A charge of \$10 shall be charged for the filing of UCC documents in the office of the Secretary of State.

L. Record Processing Fee

A basic record processing fee shall be charged to cover the fees incurred for the actual recording, miscellaneous indexing, and the mailing of recorded documents. All recording fees shall be booked at close of escrow and shall be considered nonrefundable.

1. Deed	\$15
2. Deed of Trust/Mortgage/Lien	\$30
3. Affidavit of Value	\$2
4. Deed of Release/Satisfaction/Assignment	\$10
5. E-recording processing fee	\$4 per instrument

M. Wire Fee

A charge of \$20 shall be charged for each outgoing wire.

N. Certified Mail Fee

A charge of \$10 shall be charged for each item mailed using USPS certified mail.

O. Dormant Account Fee

A charge of \$50 shall be charged every 6 months against the outstanding balance of any dormant account. This charge shall be first applied 6 months after the close of escrow.

P. Outside Courier Services

A charge of \$25 shall be charged for each item hand delivered.

Q. Additional Check Charge

In the event Escrow Agent is instructed to make disbursements not directly related to closing the escrow, conveying title or closing a loan, Escrow Agent may charge an additional check fee of \$10 per check for this additional service.

S. Replacement Check Charge

Any check which must be reissued by Escrow Agent as a replacement for a lost or stale dated check may be subject to a fee of \$10, payable to Escrow Agent.

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Account Servicing Charges

The following charges are the rates applicable for accounting and other services rendered in connection with an escrow pursuant to the instructions of the parties thereto.

A.	Acceptance Fee for Account Servicing Agreement arising from an escrow closing in-house	\$50
B.	Addition of impound account to new or existing account (one-time charge) in addition to the regular account Acceptance Fee, for impound accounts, collected and serviced in-house	\$50
C.	Acceptance fee for an Account Servicing Agreement arising outside of an escrow	\$100
D.	Annual Account Servicing Fee	\$84
E.	Annual Fee for an impound account collected and serviced in-house (in addition to the regular Annual Fee)	\$60
F.	Annual Fee for each additional payee	\$42
G.	Closing Fee (Termination of Account)	\$50
H.	Acceptance of Assignment of Funds	\$50
I.	Modification in terms of account (to included change in payments due underlying, changes in interest rates and changes in payments) – each change	\$50
J.	Change payor/payee (name change only – through divorce, death, marriage, etc.)	N/C
K.	Statement Fee provided for the Assumption or Payoff of an account	\$50
L.	Transfer Fee (direct assignment of grantor's, grantee's, mortgagee's, trustor's or beneficiary's interest in account)	\$50
M.	Partial release of property from an Agreement, Mortgage or Deed of Trust, if said releases are not in file	\$75
N.	Partial release of property if release is in file or furnished to Account Servicing Agent	\$35
O.	NSF and/or dishonored checks	\$25

P. Copies, each page	\$50
Q. Special Services Required – per hour, 1 hour minimum	\$100
R. Late Notice	\$10
S. Updating account for payments made direct	\$10
T. Notice requiring Strict Performance of Agreement - \$5 for each additional notice mailed	\$35
U. Add and Demand (Taxes and Insurance)	\$25
V. Dormant Account Fee (Charged every 6 months against dormant account)	\$50