

**FIRST AMERICAN TITLE INSURANCE COMPANY  
(Arizona Filings)**

**SCHEDULE OF ESCROW FEES, CHARGES AND  
SPECIAL RATES**

**AND**

**GENERAL RULES RELATING THERETO**

**SCHEDULE OF ACCOUNT SERVICING FEES**

**AND**

**SUBDIVISION TRUST CHARGES**

**(Updated 08/01/11)**

## 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 RATES**

**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 entity engaged in the business of accepting escrows. (A.R.S. 6-801, as Amended 1988)

Unless otherwise specified herein, whenever there is a reference to "Escrow Agent", Escrow Agent shall mean First American Title.

**"Escrow business"** means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (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:** (Amended 06/01/09)

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. ACQUISITIONS OF UNDIVIDED INTERESTS:**

1. The basic escrow fee for a single escrow transaction that involves the same purchaser purchasing the undivided interest(s) in a specific or multiple properties, shall be based on the amount of the interest conveyed, the consideration paid to the Seller.

**D. MULTIPLE SALES OR EXCHANGES:**

1. The Basic escrow fee is calculated on the "**Fair Value**" of each property being conveyed, even though there may be common parties involved in these multiple or single escrow transactions and/or concurrent recordings.

**E. MINIMUM FEES, CHARGES AND SPECIAL RISKS:**

1. The fees herein are minimum charges. Additional charges will be made when unusual conditions are encountered, when special risks are assumed or when special services are provided.

**F. 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. (04/30/90)

### **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 \$100.00 loan tie-in escrow fee per loan.  
10/15/07) Amended 06/01/09)

### **C. BASIC ESCROW FEE (LEASEHOLD):**

1. The minimum charge on the sale of the Leasehold Interest (excepting therefrom Oil, Gas or Mineral Leases) shall be 100% of the Basic Escrow Fee computed upon the "**Fair Value**" of the property leased.
2. The Basic Escrow Fee on an escrow transaction involving the sale of an Oil, Gas or Mineral Lease Estate, shall be as negotiated, based on the services rendered.  
(04/30/90)

**\*\*\*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 \$75.00 per hour or any portion thereof with a one-hour minimum.

**B. AFFORDABLE HOME OWNERSHIP SETTLEMENT PACKAGE**

Available for purchase transactions with a purchase price between \$0 and \$350,000.00 involving owner-occupied one-to-four family properties in Arizona, being purchased and financed by persons certified to First American Title by their institutional mortgage lender to have an income level at or below the area median family income as defined by U.S. Department of Housing and Urban Development pursuant to the U.S. Housing Act of 1937, as amended, the following package may apply:

<b>PURCHASE PRICE</b>	<b>\$0</b>	<b>\$100,001</b>	<b>\$150,001</b>	<b>\$200,001</b>	<b>\$250,001</b>	<b>\$300,001</b>
	-	-	-	-	-	-
	<b>\$100,000</b>	<b>\$150,000</b>	<b>\$200,000</b>	<b>\$250,000</b>	<b>\$300,000</b>	<b>\$350,000</b>
Apache, Navajo, Coconino, Gila, Cochise, Maricopa, Mohave, Pima, Pinal, Yavapai and Yuma Counties						
<b>Package Rate</b>	<b>\$1,768.00</b>	<b>\$1,932.00</b>	<b>\$2,132.00</b>	<b>\$2,300.00</b>	<b>\$2,468.00</b>	<b>\$2,645.00</b>
(includes Escrow Fee	(\$277.00)	(\$320.00)	(\$361.00)	(\$429.00)	(\$471.00)	(\$547.00)
Owner's Title Policy and	\$417.00	\$502.00	\$611.00	\$679.00	\$765.00	\$833.00
Lender's Title Policy	(\$200.00)	(\$236.00)	(\$286.00)	(\$318.00)	(\$359.00)	(\$391.00)

The rates shown in this section are for a settlement package to include: (1) loan and owner's title insurance policies issued concurrently, not to exceed \$350,000.00; (2) escrow closing services (including all miscellaneous escrow fees and recording fees); (3) three-bureau merged credit report; (4) property flood zone certification; (5) lender's property appraisal; and (6) basic one-year home warranty contract on the residence being purchased. To receive the above settlement package rates, all products included in this settlement package must be ordered and purchased together directly from The First American Family of Companies. Package Rates are not subject to any other discount.

Because expenses are incurred immediately following receipt of the order, a cancellation fee of \$250.00 is required. The cancellation fee may be waived **IF** cancelled within 48 hours of the order being placed (assuming that the appraisal has not yet been completed). (10/01/04)

**C. 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 \$75.00.

**D. DOCUMENT PREPARATION FEE:** Deleted in its entirety 08/01/11

**E. DORMANCY FEE:**

A dormancy fee of \$25.00 per month shall be charged for each month or fraction thereof that any undisbursed funds remain in an escrow for more than 180 days after close of escrow.

**EXCEPTION:** Escrow Holdbacks are exempt from this fee. (08/01/11)

**E. EMPLOYEE RATE** (Deleted in its entirety 06/01/09. See Employee Hand Book)

**F. GOVERNMENTAL RATES:**

Separate contracts may be entered into with governmental, state or municipal agencies for the performing of escrow services, for such charges as may be agreed upon by and between the Escrow Agent and the governmental, state or municipal agency.

**G. HOLDBACKS**

The fee will be \$100.00 per holdback to include up to five disbursements. Any disbursements over five will be at the rate of \$25.00 per additional check.

(12/01/99)

**H. INTEREST BEARING ACCOUNT:**

There will be a charge of \$25.00 to any party in a transaction requesting their funds on deposit in escrow to be deposited to an interest bearing account. This fee will cover setting up the interest bearing account.

**EXCEPTION:** Commercial Transactions are exempt from this fee. (09/01/04)

**I. INTERNAL RUNNER SERVICE FEE: (PIMA COUNTY ONLY)**

A fee of \$10.00 per file will be charged when First American Title employees are

used as a courier, unless the parties are builders closing in excess of 400 units per year. (10/01/98)

**J. 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.(04/30/90)

**K. LOAN ESCROW RATE: (Amended 06/01/09)**

1. The Loan Escrow Rate shall include any New Financing, Refinance, Construction (Interim) or Permanent Loan Escrow at a "**Flat Fee of**" which shall include two demands and the issuance of up to five (5) checks. 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).

\$200.00	Maricopa County	(09/01/03)
\$125.00	Pima County	(09/01/03)
\$125.00	Pinal County	(01/01/96)

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.

**L. MOBILE HOME FEE:**

An additional Mobile Home Escrow Fee of \$100.00 will be charged for any escrow transaction which involves a Mobile Home that will require an Affidavit of Affixture to be recorded or Mobile Home Title(s) to be transferred. (10/15/07)

**M. 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. (09/01/03)

**N. 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 \$50.00 per lien will be charged for following up and assuring that a lien release is recorded. (09/01/03)

**O. RECORDING FEE: (06/01/09)**

1. The flat filed recording fee is set as follows: \$50.00 per escrow transaction.

**EXCEPTION:** Commercial Transactions will charge actual recording fees and are exempt from the above filed flat recording rates. (09/01/03)

**P. ELECTRONIC RECORDING SERVICE FEE:**

1. 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. (10/01/10)

**Q. RELOCATION RATE:**

1. The escrow fees for an individual relocated, as described herein, shall be 50% of the applicable escrow rate.
2. This relocation rate is available to "individual relocates", through their respective corporations or relocation companies, who are acquiring an existing single family residential unit for use as their primary residence, due to a change in either a county or state relocation of their primary residence.
3. This rate is only applicable in connection with those costs, which the relocated would normally pay by established custom, as a party to the transaction. (03/15/91)

**R. 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 amount of the adjustment to the basic escrow fee is dependent upon the number of units.
4. The number of units shall be determined by adding the number of units being developed in recorded subdivisions and the number of proposed units in additional parcels, all of which are owned by the builder/developer.
5. The ultimate rate charged the builder/developer is calculated as follows:

**A. MARICOPA, PIMA, PINAL COUNTIES**

1	-	15 Units	- 70% of Basic Escrow Rate
16	-	30 Units	- 60% of Basic Escrow Rate
31	-	70 Units	- 50% of Basic Escrow Rate
71	-	200 Units	- 40% of Basic Escrow Rate
201	-	1,199 Units	- 30% of Basic Escrow Rate
1,200 or more		Units	- 27% of Basic Escrow Rate

**EXCEPTION:** In Pima County only the escrow fee can never be less than 50% of the minimum filed escrow rate, UNLESS the Builder controls over 31 units per year.

**S. SUBDIVIDERS AND BUILDERS RATES NOT 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 when the transaction is other than a 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 amount of the adjustment to the basic escrow fee is dependent upon the dollar amount of the transaction.

4. The ultimate rate charged the builder/developer is calculated as follows:

Up to \$5 million transaction	- 70% of Basic Escrow Fee
\$ 5 million to \$15 million transaction	- 65% of Basic Escrow Fee
Over \$15 million transaction	- 60% of Basic Escrow Rate

***First American Title Insurance Company***  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
**Maricopa Escrow Rates effective 6/01/09**  
**Pinal Escrow Rates effective 1/03/11**  
**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

***First American Title Insurance Company***  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
**Maricopa Escrow Rates effective 6/01/09**  
**Pinal Escrow Rates effective 1/03/11**  
**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

***First American Title Insurance Company***  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
**Maricopa Escrow Rates effective 6/01/09**  
**Pinal Escrow Rates effective 1/03/11**  
**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

**First American Title Insurance Company**  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
**Maricopa Escrow Rates effective 6/01/09**  
**Pinal Escrow Rates effective 1/03/11**  
**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					1,319
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

***First American Title Insurance Company***  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
**Maricopa Escrow Rates effective 6/01/09**  
**Pinal Escrow Rates effective 1/03/11**  
**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

***First American Title Insurance Company***  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
**Maricopa Escrow Rates effective 6/01/09**  
**Pinal Escrow Rates effective 1/03/11**  
**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

***First American Title Insurance Company***  
**RATE SCHEDULE FOR MARICOPA AND PINAL COUNTY**  
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**Current Rate Schedule**

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

**FIRST AMERICAN TITLE**

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
35,000						275
40,000						275
45,000						275
50,000						279
55,000						285
60,000						290
65,000						296
70,000						303
75,000						308
80,000						314
85,000						319
90,000						326
95,000						331
100,000						337
105,000						342
110,000						349
115,000						354
120,000						360
125,000						365
130,000						372
135,000						377
140,000						383
145,000						388
150,000						395
155,000						400
160,000						406
165,000						411
170,000						418
175,000						424
180,000						429
185,000						435
190,000						440
195,000						447
200,000						452
205,000						458

**FIRST AMERICAN TITLE**

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
210,000						464
215,000						470
220,000						476
225,000						482
230,000						487
235,000						494
240,000						499
245,000						506
250,000						512
255,000						517
260,000						524
265,000						529
270,000						536
275,000						541
280,000						547
285,000						553
290,000						559
295,000						565
300,000						571
305,000						578
310,000						583
315,000						589
320,000						595
325,000						601
330,000						607
335,000						613
340,000						618
345,000						625
350,000						630
355,000						637
360,000						642
365,000						648
370,000						655
375,000						660
380,000						667

**FIRST AMERICAN TITLE**

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
385,000						672
390,000						678
395,000						684
400,000						690
405,000						693
410,000						696
415,000						699
420,000						702
425,000						705
430,000						708
435,000						711
440,000						714
445,000						717
450,000						721
455,000						723
460,000						726
465,000						729
470,000						732
475,000						735
480,000						738
485,000						741
490,000						744
495,000						747
500,000						750
505,000						755
510,000						759
515,000						763
520,000						768
525,000						772
530,000						777
535,000						781
540,000						785
545,000						790
550,000						794
555,000						799

**FIRST AMERICAN TITLE**

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
560,000						803
565,000						807
570,000						813
575,000						817
580,000						822
585,000						826
590,000						831
595,000						835
600,000						839
605,000						844
610,000						848
615,000						853
620,000						857
625,000						861
630,000						866
635,000						870
640,000						875
645,000						879
650,000						883
655,000						888
660,000						892
665,000						897
670,000						901
675,000						906
680,000						911
685,000						915
690,000						920
695,000						924
700,000						928
705,000						933
710,000						937
715,000						942
720,000						946
725,000						950
730,000						955

**FIRST AMERICAN TITLE**

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
735,000						959
740,000						964
745,000						968
750,000						972
755,000						977
760,000						981
765,000						986
770,000						990
775,000						994
780,000						1,000
785,000						1,004
790,000						1,009
795,000						1,013
800,000						1,018
805,000						1,022
810,000						1,026
815,000						1,031
820,000						1,035
825,000						1,040
830,000						1,044
835,000						1,048
840,000						1,053
845,000						1,057
850,000						1,062
855,000						1,066
860,000						1,070
865,000						1,075
870,000						1,079
875,000						1,084
880,000						1,089
885,000						1,093
890,000						1,098
895,000						1,102
900,000						1,107
905,000						1,111

**FIRST AMERICAN TITLE**

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
910,000						1,115
915,000						1,120
920,000						1,124
925,000						1,129
930,000						1,133
935,000						1,137
940,000						1,142
945,000						1,146
950,000						1,151
955,000						1,155
960,000						1,159
965,000						1,164
970,000						1,168
975,000						1,173
980,000						1,177
985,000						1,183
990,000						1,187
995,000						1,191
1,000,000						1,196

***FIRST AMERICAN TITLE***

**Rate Schedule for Pima County**

**Escrow Rates Effective 10/15/07**

**Current Rate Schedule**

Amount to & Including						Escrow Service
Over \$1,000,000 through \$5,000,000 per five -thousand or fraction						\$2.50
Over \$5,000,000 through \$7,500,000 per five-thousand or fraction						\$1.50
Over \$7,500,000 per five-thousand or fraction						\$1.00



**SUBDIVISION TRUST DEPARTMENT  
CONTRACT SALES FEE SCHEDULE  
Effective 07/01/2008**

<p><b>I. ACCEPTANCE FEE – Per Account</b></p> <p>A. Set Up Fee ..... \$125.00</p> <p>B. Per allocation Account ..... \$ 10.00</p> <p><b>II. ACCOUNT SERVICING FEE</b></p> <p>A. Annual fee monthly ..... \$ 12.50</p> <p>B. Annual fee monthly for non Trust..... \$ 14.98</p> <p>B. Per allocation Account monthly..... \$ 2.00</p> <p><b>III. ADDITIONAL FEES</b></p> <p>A. <b>Account History</b> (per year) ..... \$ 20.00 (Year end statements)</p> <p>B. <b>Add &amp; Demand</b> .....\$150.00 (Taxes, delinquent interest, assessments, late charges)</p> <p>C. <b>Addback or Modification</b> ..... \$150.00</p> <p>D. <b>Amortization schedule</b></p> <p>a. Straight ..... \$ 25.00</p> <p>b. Variable ..... \$ 35.00</p> <p>E. <b>Adjustments</b> ..... \$ 25.00 due to parties actions outside of Trust Dept (each occurrence; each account principal reductions)</p> <p>F. <b>Change of Payor</b> (Assumption) (in addition to statement)</p> <p>1. Escrow requested .....\$125.00</p> <p>2. Non-Escrow requested ..... \$175.00</p> <p>3. Name/Estate required change..... \$150.00</p> <p>G. <b>Change of Payee</b> (in addition to statement)</p> <p>1. Escrow requested ..... \$125.00</p> <p>2. Non-Escrow requested ..... \$175.00</p> <p>3. Transfer from trust to trust per hour ..... \$100.00</p> <p>H. <b>Customer requested replacement of Payment Coupon Book</b> .....\$ 10.00</p> <p>I. <b>Closing, Termination, Withdrawal or Cancellation of Account</b> ..... \$150.00 (plus recording fees if applicable)</p> <p>J. <b>Facsimile or Copy Fee</b> (up to 10 pages) . . \$ 5.00 (each add'l page over 10) ..... \$ 1.00</p> <p>K. <b>NSF Fee</b> (check returned for any reason) . . . . \$ 50.00 (In the event of a Forfeiture any NSF fees owed will be collected)</p> <p>L. <b>Reminder Letter</b> (automatic or Payee Requested) Payor pays fee ..... \$ 10.00</p> <p>M. <b>Statements</b> (Payoff, Assumption, Status) \$ 75.00</p> <p>N. <b>Storage Retrieval</b> ..... \$ 30.00</p> <p>O. <b>Partial Release</b> of property Payor pays Fees (plus reconveyance fee) ..... \$ 150.00</p> <p>P. <b>Reconveyance</b> (full or partial) fee ..... \$ 75.00</p> <p>Q. <b>Verification Statement</b> ..... \$ 30.00 (includes 12 month history)</p> <p>R. <b>Disbursement Fee</b> ..... \$ 25.00</p>	<p><b>IV. OPTIONAL SERVICES IF AVAILABLE:</b></p> <p>B. Impound Account monthly ..... \$ 14.98</p> <p>C. Pay by Phone monthly ..... \$ 11.50</p> <p><b>V. ESCROW BUILDER TRUST RATES:</b></p> <p>1. First American Escrow Deed Fee ..... \$ 25.00</p> <p>2. Non First American Escrow Deed Fee..... \$125.00</p> <p><b>VI. SPECIAL COLLECTION ACCOUNTS:</b></p> <p>1. Acceptance Fee ..... \$400.00</p> <p>2. Annual Fee..... \$500.00</p> <p>3. Disbursement ..... \$ 25.00 Note: An additional charge of \$25.00 to be added for each check if multiple checks issued</p> <p>4. Investment Account</p> <p>a. Set up Fee ..... \$ 75.00</p> <p>b. Deposits ..... \$ 25.00</p> <p>c. withdrawals ..... \$ 25.00</p> <p>5. Assignment of Funds or Money Assignment</p> <p>a. Acceptance Fee ..... \$125.00</p> <p>b. Annual Fee ..... \$100.00</p> <p>6. Change of Payee ..... \$125.00</p> <p>7. Acceptance Letter of Credit ..... \$ 75.00</p> <p>8. Draw on or Reduction of Letter of Credit . . . \$ 75.00</p> <p><b>VII. CANCELLATION OF ESTABLISHED ACCOUNT:</b></p> <p><b>A. Deed in Lieu of Forfeiture</b></p> <p>Deed in Lieu preparation (Trust Fee) . . . \$150.00</p> <p>Title Search (minimum) ..... \$200.00</p> <p>Recording Fee (minimum) ..... \$ 14.00</p> <p>Close out Fee (Trust Fee) ..... \$150.00</p> <p><b>B. Forfeiture Fees</b></p> <p>Instruction to Forfeit (Trust Fee) ..... \$ 50.00</p> <p>Forfeiture Guarantee Report (minimum) . . \$200.00</p> <p>Recording Fees (minimum) ..... \$ 28.00</p> <p>Close out Fee (Trust Fee) ..... \$150.00</p> <p><b>C. Trustee Sale</b></p> <p>Instruction to Foreclose (Trust Fee) ..... \$ 50.00</p> <p>Close out Fee (Trust Fee) ..... \$150.00</p> <p>(Forfeiture/Foreclosure Fees – Contact First American National Default Title Services Arizona Division for current rates)</p> <p>The above charges are the minimum rates applicable for services rendered in connection with services provided. Additional fees may be charged when unusual circumstances or conditions exist and/or extraordinary services are requested.</p> <p>All fees are based on present costs and are subject to change, without written notice or otherwise, in accordance with costs of operations.</p> <p>Review and analysis of account per employee hour \$100.00</p>
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SUBDIVISION TRUST FEES 07-01-08.doc (Revised.11.19.08)

Payor Initials: \_\_\_\_\_

Payee Initials: \_\_\_\_\_



**TRUST DEPARTMENT**  
**402 TRUST ESCROW FEE SCHEDULE**  
**Effective 07/01/2008**

ACCEPTANCE AND SET UP FEE	\$ 300.00
Set Up Accounting of each Allocation Account	\$ 100.00
SET UP FEE OF INVESTMENT ACCOUNT (per account)	\$ 75.00
Additional Deposits (each check )	\$ 25.00
Withdrawals (each )	\$ 25.00
Each DISBURSEMENT (includes 2 remittances)	\$ 60.00
Each additional remittance	\$ 25.00
Annual Fee in advance	\$ 300.00
Annual Fee in advance of each Allocation Account	\$ 150.00
Courier Fee	\$ 15.00
NSF Fee	\$ 50.00
Assignment and Assumption	\$ 150.00
Amendment / Modification	\$ 150.00
Accounting Review/ Analysis Fees (per hour)	\$ 100.00
Letters of Credit (LOC's)	
Acceptance/ Setup Fees	\$ 75.00
Renewal	\$ 75.00
Modification (Reduction/Extension)	\$ 75.00
Termination	\$ 75.00
Deed of Trust (Full or Partial Release)	\$ 75.00
Termination/Close out Fee	\$ 150.00

The above charges are the minimum charges and First American Title Insurance Company reserves the right to amend this schedule from time to time as deemed necessary.

In addition to the basic fees described above, all parties will be required to pay for additional services in terminating the account or accounts and in performing services in connection with the transmission of any Notices required to be transmitted under terms of the Agreement.

All fees are based on present costs and are subject to change, without written notice or otherwise, in accordance with costs of operation.

**Other Fees**

Specific charges for letters of credit renewal, increases or decreases required pursuant to terms of the Agreement will be determined by the type of transaction, complexity of administration and/or accounting services required. These charges and any additional work will range from a minimum of **\$75.00** to a maximum of \$1,000.00 depending on the services required. (First American Title Insurance Company will require written instructions concerning the handling of these accounts along with a completed (IRS) W-9 Form.

Need to confirm with FATCO this fee schedule is still applicable and/or replace with current fee schedule.

Participant(s) or Responsible Party(ies) initials: \_\_\_\_\_