



ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

ESCROW RATE FILING FORM

This form must be submitted with all new filings, including those to change previously approved rate filings.

Company / Agency Name Premium Title Agency, Inc		Contact Email Deborah.Everett@Altisource.com	
Address 2002 Summit Blvd, Suite 600	City Atlanta	State GA	Zip Code 30319
Type of Filing <input type="checkbox"/> New Rate Schedule <input checked="" type="checkbox"/> Change of Existing Approved Rates		Effective Date July 5, 2011	
Identify rate classification involved in this filing Escrow Rate Change Filing			

Information included with this filing

- Cover letter including explanation of changes and justification
- Justification – check items
 - Financial Analysis
 - Statistics
 - Other
 - Comparison of Rate of other Escrow Agencies
 - Experience

I, Deborah P. Everett (*Filer's Name*), being duly sworn, make oath and declare that I have been given authority by Donald A. O'Neill (*Company Officer's Name*) to execute this filing on behalf of Premium Title Agency, Inc. (*Company Name*), 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 P. Everett

June 17, 2011

Please save a copy for your records

Please email the completed rate filing along with supporting documents by creating an account at following the link and selecting Financial Services (financial@azdfi.gov) from the TO: drop down menu:
<https://web1.zixmail.net/s/login?b=azdfi>

FOR DEPARTMENT USE ONLY

(Date Received)

(Analyst)

(Date)

- Approved
- Withdrawn
- Hearing
- Additional Information / Correspondence



ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS

PROPOSED NEW ESCROW RATE OR CHANGE OF RATE FORM

Company / Agent Name _____			
Description of new rate or change _____			
CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$ _____	Expense Total	\$ _____
Current Rate	\$ _____	Current Rate	\$ _____
Profit (Loss)	\$ _____	Profit (Loss)	\$ _____
% Profit (Loss)	_____ %	% Profit (Loss)	_____ %
Factors influencing the final rate _____			

Use only if needed for additional Rate Changes

Description of new rate or change _____			
CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$ _____	Expense Total	\$ _____
Current Rate	\$ _____	Current Rate	\$ _____
Profit (Loss)	\$ _____	Profit (Loss)	\$ _____
% Profit (Loss)	_____ %	% Profit (Loss)	_____ %
Factors influencing the final rate _____			

Description of new rate or change _____			
CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$ _____	Expense Total	\$ _____
Current Rate	\$ _____	Current Rate	\$ _____
Profit (Loss)	\$ _____	Profit (Loss)	\$ _____
% Profit (Loss)	_____ %	% Profit (Loss)	_____ %
Factors influencing the final rate _____			

Description of new rate or change _____			
CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$ _____	Expense Total	\$ _____
Current Rate	\$ _____	Current Rate	\$ _____
Profit (Loss)	\$ _____	Profit (Loss)	\$ _____
% Profit (Loss)	_____ %	% Profit (Loss)	_____ %
Factors influencing the final rate _____			

PREMIUM TITLE AGENCY, INC.

ESCROW FEES AND CHARGES FOR
THE STATE OF
ARIZONA

DATE SUBMITTED: JUNE 17, 2011

EFFECTIVE DATE: JULY 5, 2011

SECTION 1 - ESCROW RATES - GENERAL PROVISIONS

A. DEFINITION OF ESCROW

"Escrow" means any transaction in which any escrow property is delivered with or without transfer of legal or equitable title, or other, 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, exchange, encumbrance or lease of real property, to be delivered or re-delivered by that person upon contingent happening of a specific event or performance or non-performance of a prescribed act, when it is then to be delivered by such person to the grantee, grantor, promisee, promisor, obligee, obligor, bailee, bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts. (A.R.S. 6-801, as amended by Senate Bill 1091 - 38th Legislature 2nd Session)

B. COMPUTATION

The rates shall always be applied to the fair value as defined in Section "D" below.

C. EFFECTIVE DATE

All rates set forth herein become effective when approved by the Arizona Department of Financial Institution or by operation of law.

D. FAIR VALUE

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

E. PAYMENT OF ESCROW CHARGES

Unless otherwise instructed in writing by the parties, the escrow charges in a sale transaction shall be paid one-half by Buyer and one-half by Seller; the escrow charges in a loan transaction shall be paid by the Borrower. Unless otherwise instructed in writing by the parties, any charges incurred for miscellaneous or additional services provided or requested by the parties shall be charged to the person who requested such services or who will benefit by such services.

F. SEPARATE SALES OR EXCHANGES

The escrow rates set forth below shall be applicable on each separate sale, seller, and/or exchanger involved. The applicable rate charges shall apply on the amount of each individual sale or exchange, even though there may be one common purchaser, and the sales or exchanges are handled and closed concurrently, and one or more separate escrows are involved.

G. UNDIVIDED INTEREST, TRANSFER OF INTEREST

The escrow rates set forth below shall apply on a sale or transfer of an undivided interest based upon the interest covered, the purchase price or the fair market value thereof, whichever is higher.

H. MINIMUM CHARGE

The charges set forth herein are minimum charges. Any additional charges will be made when unusual conditions are encountered in the escrow, or when special risks are assumed, or when special services are provided.

SECTION 2 - ESCROW RATES

The following rates apply to escrows handled in all counties.

SALES TRANSACTIONS:

Amount of Insurance	Rate
\$0.00 - \$100,000.00	\$900.00
\$100,000.01 - \$250,000.00	\$1,200.00
\$250,000.01 - \$500,000.00	\$1,750.00
\$500,000.01 - \$1,000,000.00	\$2,500.00
Over \$1,000,000.00	\$2,500.00 minimum

LOAN TRANSACTIONS:

Amount of Insurance	Rate
\$0.00 - \$100,000.00	\$450.00
\$100,000.01 - 250,000.00	\$600.00
\$250,000.01 - \$500,000.00	\$1,200.00
\$500,000.01 - \$1,000,000.00	\$1,750.00
Over \$1,000,000.00	\$1,750.00 minimum

ADDITIONAL CHARGES:

LOAN TIE-IN CHARGE: \$150

SUB-ESCROW FEE: \$350

EXCESS DISBURSEMENT FEE: \$15 PER DISBURSEMENT OVER 5

MESSENGER FEE: \$25

DOCUMENT PREPARATION CHARGE: \$50

ELECTRONIC DOCUMENT FEE: \$50

MANUFACTURED HOUSING FEE: \$350

TRUSTEE FEE: \$500

DEMAND FEE: \$50

SECTION 3 - ADDITIONAL CHARGES

A. LOAN TIE-IN CHARGE

When a loan is handled simultaneous with the sale of real property covering identical real property, loan tie-in charge is applicable in addition to the escrow rates to be charged to the borrower.

B. LEASEHOLD

The leasehold escrow rate shall be 100% of the sales transaction escrow rate based upon the fair market value of the real property leased or the total amount of the lease payments, whichever is less.

Escrow rates on oil, gas, or mineral leaseholds shall be negotiated based on the service rendered.

C. SUB-ESCROW

When the Company is acting in a limited role providing minimal escrow services in accommodation to another company that is acting as the primary escrow agent, the charge for those limited services shall be \$350.00.

D. EXCESS DISBURSEMENT FEE

The basic escrow fee shall include the issuance of up to 5 disbursement (demands, checks or other instruments) The Excess Disbursement Fee shall apply to each additional disbursement.

E. MESSENGER FEE

A fee of \$25 shall be charged for servicing and processing each package sent by messenger, either special delivery or overnight. This fee will be in addition to the applicable rate charged for each messenger service.

G. DOCUMENT PREPARATION FEE

A fee of \$50 per document may be charges for preparation of escrow instructions, contract amendments or addenda, closing documents including deeds, notes, deeds of trust, releases, and assignments.

H. ELECTRONIC DOCUMENT FEE

A fee of \$50 shall be charged for servicing and processing each loan package and/or other documents that are sent by email, facsimile transmission or any other form of electronic transmission

I. MANUFACTURED HOUSING FEE

When a transaction involves property that includes a manufactured housing unit, whether the unit is currently or to be permanently affixed to the real estate, there will be an additional charge of \$350 for the transaction.

J. CHARGES FOR SERVICES NOT SCHEDULED HEREIN

Escrow Services may be requested which are not described in this schedule and for which no charge is set forth. In such circumstances a charge will be bade which, in the opinion of the Company, appears to be consistent with the general pattern of pricing provided herein.

K. FEDERALLY INSURED LOANS

The charge for escrow services may be reduced or waived if a reduction is required to be in compliance with any applicable Federal Rules and Regulations pertaining to federally insured loans.

L. TRUSTEE FEE

A fee of \$500.00 shall be charged for servicing and process for each transaction where Trustee is involved in the foreclosure of a deed of trust.

M. DEMAND LETTER FEE

A fee of \$50 shall be charged for servicing and process for each transaction where a demand letter is initiated and sent.