

January 27, 2010

**Cover Letter**  
**Updated Filing – addition of purchase rates**

In accordance with A.R.S. § 6-846.01, Title Source is filing purchase fees in order to perform purchase closings in the state of Arizona. Please review the included change of rate for Title Source Inc's settlement related fees and discard all previous filings.

Thank you,  
TITLE SOURCE, INC



# Escrow Rate Filing

This form must be submitted with all filings, including those filings to withdraw or change rates in previously "approved" filings.

Company / Agency Name:

Title Source Inc.

Address: 1450 W Longlake Rd, Suite 400

City: Tray

State: MI

Zip Code: 48098

Type of filing:

- New Rate Schedule
- Change of existing approved rates
- Withdrawal of rate filing

Date this filing will go into effect:

02 / 15 / 2010

Identify rate classifications involved in this filing:

Filing purchase rates

Estimate the percentage of present Arizona market share of escrow business:

%

### Required information – to be included with each filing.

- Cover letter with an explanation of the change.
- Certification form, notarized with the effective date – 15 day waiting period
- Justification – check items
  - Financial Statement
  - Statistics – Income & Expenses
  - Other
  - Comparison of Rates
  - Experience of filing – other agents
- Duplicate copy of cover letter, certified form and self-addressed stamped envelope.

## Filing Authorization Certification

State of Michigan

County of Oakland ) ss

Jeffrey K. Eisenshtadt being duly sworn, deposes and certifies that he/she has

Name of Filer

been authorized by Jeffrey K. Eisenshtadt a company officer of Title

Name of Company Officer

Name of Company

Source, Inc. to make this filing on behalf of the company.

01/27/10  
Date

[Signature]  
Signature of Filer

Chief Executive Officer  
Title of Filer  
888-848-5355 x21222  
Telephone # (include 1-800 # and extension)

Subscribed and sworn to before me this 27th day of JANUARY 20 10

**GREGORY S. JOHNSON**  
**NOTARY PUBLIC-STATE OF MICHIGAN**  
My Commission Expires  
**COUNTY OF MACOMB**  
My Commission Expires Nov. 3, 2012

[Signature]  
Notary Public Signature

Acting In The County Of OAKLAND

### For Department Analyst use only

Date Received

Effective Date

Action Taken

Analyst

Date

- Approve
- Withdraw
- Hearing
- Other
- Additional time – Request \$
- Additional Information – Correspondence

**Filing of: Escrow Rates**  
**Effective Date: 02/15/10**

## **1. Closing Fees**

### **1.1. First Lien Mortgage Refinances:**

A closing fee of \$390 shall be charged on all 1<sup>st</sup> mortgage refinances and is inclusive of the \$125 signing fee.

### **1.2. Second Lien Mortgage Refinances:**

A closing fee of \$250 shall be charged on all closed end 2<sup>nd</sup> mortgages (non equity lines) and is inclusive of the \$125 signing fee.

### **1.3. Subordination:**

A handling fee of \$150 shall be charged for each subordinated loan where TSI provided the service of ordering, tracking and obtaining the original subordination.

### **1.4. Purchase Transaction:**

A closing fee of \$625 shall be charged on all purchase transactions and is inclusive of the \$150 signing fee.

### **1.5. Piggyback Mortgages:**

A closing fee of \$100 shall be charged on all piggyback mortgages (2<sup>nd</sup> mortgages that are closed simultaneously with any additional mortgage) and is inclusive of the \$50 signing fee.

## **2. Pass-Through Fees**

### **2.1. Signing fee:**

2.1.1. *First and second lien refinance mortgages:* A Signing fee of \$125 shall be charged on all 1<sup>st</sup> lien and 2<sup>nd</sup> lien mortgage refinances. This fee is included in the closing fee on the HUD. Therefore, there will not be a separate line item on the HUD detailing this fee.

2.1.2. *Piggyback mortgage:* A Signing fee of \$50 shall be charged on all piggyback mortgages. This fee is included in the closing fee on the HUD. Therefore, there will not be a separate line item on the HUD detailing this fee.

2.1.3. *Purchase Transaction:* A Signing fee of \$150 shall be charged on all Purchase transactions. This fee is included in the closing fee on the HUD. Therefore, there will not be a separate line item on the HUD detailing this fee.

2.2. Purchase Transaction 3<sup>rd</sup> party fee:

A fee of \$200 may be charged on all Purchase transactions for review of closing documents and recording services. This fee is included in the closing fee on the HUD. Therefore, there will not be a separate line item on the HUD detailing this fee.

2.3. Online Documents fee:

An online documents fee of \$25 per loan shall be charged if loan closing packages are transmitted via online services to the signing provider.

2.4. Courier fee:

All express or overnight mail services shall be charged \$45 for each such service. Such fee shall be nonrefundable.

2.5. Wire fee:

All outgoing proceeds to the borrower shall be charged \$20 for each such service. Such fee shall be nonrefundable.

2.6. Recording:

The fee for the recording of any post-closing documents in residential or commercial transactions, in any county shall be charged at the applicable county fee.

**3. Special Services**

3.1. Employees

An Employee of Title Source, Inc, its subsidiaries, or any affiliated company (including an employee who has retired under normal retirement procedures, including retirement on account of illness and early retirement based on the employer's policies as to retirement) shall receive complimentary closing/settlement services in connection with a purchase, sale, or refinance of his/her primary residence. Complimentary closing/settlement services are limited to one purchase, or one sale, or one refinance during a twelve (12) month period.

3.2. Out-of-Pocket Costs:

In addition to those costs specifically set forth in this Escrow Rate filing, all out-of-pocket costs incurred by escrow agent to serve a customer may be charged as reimbursable expenses at actual cost.

3.3. Negotiated Fees

Title Source reserves the right to negotiate client specific discount pricing. Service level contracts will be maintained outlining those schedules which will be made available to the Arizona Department of Banking upon request.