



**PLACER TITLE COMPANY**  
A MOTHER LODE COMPANY

**PLACER TITLE COMPANY**  
**National Lender Services Division**  
**Arizona Rates**

*Placer Title Company's National Lender Services Division is a centralized title and closing operations center primarily for loan transactions for multi-state institutional lenders who provide volume business and require title and closing services on a centralized, electronic, single point of contact basis. The National Lender Services Division performs escrows for property in Arizona as well as other states. Each lender customer has its own distinct service requirements, which oblige the National Lender Services Division to offer a broad spectrum of services which are bundled in a variety of ways. These services range from a simple sub-escrow, to a bundling of services including title insurance, full escrow, signing service and courier.*

**Secured Disbursements Only sub-escrow \$150**

Limited to acceptance of wire and payoff of secured items. Usually in conjunction with another title agent handling a full escrow Sub-escrow pays all secured items including taxes, liens, judgments and mortgages or deeds of trust. Unsecured payoffs, fees, and borrower's proceeds are disbursed by escrow company or lender.

**Standard sub escrow \$250**

In addition to services provided under full disbursement, duties may include ordering payoff demands and disbursement of proceeds, providing appropriate state affidavits and other recording requirements, and providing mortgage and other tax figures to client.

**Standard Full Escrow \$400**

All facets of escrow may be performed as required such as ordering demands, title curative, HUD preparation, preparation of escrow instructions when required, audit and disbursement.

**Arizona Bundled Escrow \$525**

Standard Full Escrow services, notarial signing and coordination service (one set of docs at one location only), and curative work.

**Full Escrow Bundled with Courier Services \$570**

Standard Full Escrow services, notarial signing and coordination service (one set of docs at one location only), curative work, and courier services.

**Piggyback Escrow Rate \$200**

In conjunction with a full escrow on a first mortgage a lender will occasionally have a simultaneous closing of a second mortgage loan or line of credit. This fee is in addition to the appropriate escrow fee.

**Notarial Signing and Coordination Service with e/docs \$150**

Fee for notarial signing and coordination service including printing of electronically transmitted loan package.

**Notarial Signing and Coordination Service without e/docs \$125**

Fee for notarial signing and coordination service when loan package is provided by the lender.

**Extra Work Charge \$75 per hour**

Charge for additional labor not already included in the quoted escrow fee. Minimum charge 1 hour.

**Full Service Subordination \$175**

This service includes any fees charged by the subordinating lender for its review and processing, up to \$125, drawing fee for the subordination; recording fees; all work to process, ship out documents and return; overnight courier fees and post-close tracking.

**Courier Coordination Services \$45**

This includes all local and overnight delivery services.

**Lenders' Services Volume Pricing**

Volume Pricing is offered in connection with loan transactions where, as a result of high-volume interactions including the exchange of information and orders by electronic means using proprietary software or other electronic transmission between the Company and the lender, the Company obtains scale economics in marketing, sales, processing or product/service delivery. There are also specialized workflows established with various customers which can streamline processes or, in some cases, actually increase the number or duration of activities required to perform the required services. Pursuant to this section, the escrow charge shall be set by contract and shall typically be a flat rate per transaction, rather than by the dollar amount of the transaction, and shall be utilized when none of the other services specified in this schedule will satisfy the customer's requirements.

## **Premier Reverse Closings Division Arizona Rates**

*Placer Title Company's Premier Reverse Closing Division is a centralized title and closing operations center for loan transactions for institutional lenders doing reverse mortgage lending*

### **Full Escrow Reverse Mortgage: \$700**

Reverse mortgage full escrow including ordering demands, title curative, HUD preparation, preparation of escrow instructions when required, document drawing when required, audit, and disbursement. In addition to these standard services, reverse mortgage transactions require substantial curative work such as decedent and aged mortgage/deed of trust matters, trust review, power of attorney review, probate/estate review, and personal interviews with borrowers. All delivery services are included. Any notarial signing services are passed through with no mark up.

### **Lenders' Services Volume Pricing (Reverse Mortgage Transactions)**

Volume Pricing is offered in connection with loan transactions where, as a result of high-volume interactions including the exchange of information and orders by electronic means using proprietary software or other electronic transmission between the Company and the lender, the Company obtains scale economics in marketing, sales, processing or product/service delivery. There are also specialized workflows established with various customers which can streamline processes or, in some cases, actually increase the number or duration of activities required to perform the required services. Pursuant to this section, the escrow charge shall be set by contract and shall typically be a flat rate per transaction, rather than by the dollar amount of the transaction, and shall be utilized when none of the other services specified in this schedule will satisfy the customer's requirements.

**Sale, All Cash, REO, and Short Sale Escrow Division  
Arizona Rates**

**Sale Escrow Rates:**

For improved one to four unit residential sale transactions, the fee shall be as set forth below. The fee includes all basic escrow services in conjunction with an improved residential sale transaction including wire transfers, local messenger services, preparation of up to three documents above the basic escrow documents, electronic document download, issuance of all checks except those to pay off debt not secured by the subject real property and loan tie-in fee. The fee does not include notary fees, third party fees, including outside signing services or overnight mail fees. If the sale escrow involves more than one loan, the fees listed shall be increased by \$150 for an additional loan and \$100 for each loan above two.

***Sales Price Up To and Including***

\$50,000	435
\$60,000	455
\$70,000	481
\$80,000	500
\$90,000	527
\$100,000	562
\$110,000	581
\$120,000	591
\$130,000	620
\$140,000	640
\$150,000	659
\$160,000	679
\$170,000	698
\$180,000	718
\$190,000	728
\$200,000	757
\$210,000	776
\$220,000	787
\$230,000	806
\$240,000	826
\$250,000	845

- For every \$10,000 or fraction thereof above \$250,000 add \$12.00 up to \$500,000
- For every \$10,000 or fraction thereof above \$500,000, add \$10.00 up to \$750,000
- For every \$10,000 or fraction thereof above \$750,000, add \$7.50 up to \$1,000,000
- For every \$10,000 or fraction thereof above \$1,000,000 add \$5.00 up to a maximum escrow fee of \$2,500.

**All Cash Escrow Rates:**

For improved one to four unit residential sale transactions where no new loan is involved, the fee shall be as set forth below. The fee includes all basic escrow services in conjunction with an improved residential sale transaction including wire transfers, local messenger services, preparation of up to three documents above the basic escrow documents, electronic document download, issuance of all checks except those to pay off debt not secured by the subject real property. The fee does not include notary fees, third party fees, including outside signing services or overnight mail fees.

***Sales Price Up To***

\$0-\$50,000	\$425.00
\$50,001-\$60,000	\$425.00
\$60,001-\$70,000	\$450.00
\$70,001-\$80,000	\$450.00
\$80,001-\$90,000	\$475.00
\$90,001-\$100,000	\$500.00
\$100,001-\$110,000	\$525.00
\$110,001-\$120,000	\$525.00
\$120,001-\$130,000	\$575.00
\$130,001-\$140,000	\$575.00
\$140,001-\$150,000	\$600.00
\$150,001-\$160,000	\$600.00
\$160,001-\$170,000	\$650.00
\$170,001-\$180,000	\$650.00
\$180,001-\$190,000	\$650.00
\$190,001-\$200,000	\$700.00
\$200,001-\$210,000	\$700.00
\$210,001-\$220,000	\$725.00
\$220,001-\$230,000	\$750.00
\$230,001-\$240,000	\$750.00
\$240,001-\$250,000	\$775.00
\$250,001-\$260,000	\$800.00
\$260,001-\$270,000	\$800.00
\$270,001-\$280,000	\$800.00
\$280,001-\$290,000	\$825.00
\$290,001-\$300,000	\$825.00
\$300,001-\$310,000	\$850.00
\$310,001-\$320,000	\$875.00

\$320,001-\$330,000	\$875.00
\$330,001-\$340,000	\$875.00
\$340,001-\$350,000	\$875.00
\$350,001-\$360,000	\$925.00
\$360,001-\$370,000	\$925.00
\$370,001-\$380,000	\$925.00
\$380,001-\$390,000	\$950.00
\$390,001-\$400,000	\$975.00
\$400,001-\$410,000	\$975.00
\$410,001-\$420,000	\$975.00
\$420,001-\$430,000	\$975.00
\$430,001-\$440,000	\$975.00
\$440,001-\$450,000	\$1,025.00
\$450,001-\$460,000	\$1,025.00
\$460,001-\$470,000	\$1,025.00
\$470,001-\$480,000	\$1,050.00
\$480,001-\$490,000	\$1,050.00
\$490,001-\$500,000	\$1,050.00
\$500,001-\$510,000	\$1,075.00
\$510,001-\$520,000	\$1,075.00
\$520,001-\$530,000	\$1,100.00
\$530,001-\$540,000	\$1,100.00
\$540,001-\$550,000	\$1,100.00
\$550,001-\$560,000	\$1,150.00
\$560,001-\$570,000	\$1,150.00
\$570,001-\$580,000	\$1,150.00
\$580,001-\$590,000	\$1,150.00
\$590,001-\$600,000	\$1,150.00
\$600,001-\$610,000	\$1,200.00
\$610,001-\$620,000	\$1,200.00
\$620,001-\$630,000	\$1,200.00
\$630,001-\$640,000	\$1,200.00
\$640,001-\$650,000	\$1,200.00
\$650,001-\$660,000	\$1,250.00
\$660,001-\$670,000	\$1,250.00
\$670,001-\$680,000	\$1,250.00
\$680,001-\$690,000	\$1,250.00

\$690,000-\$700,000	\$1,250.00
\$700,001-\$710,000	\$1,300.00
\$710,001-\$720,000	\$1,300.00
\$720,001-\$730,000	\$1,300.00
\$730,001-\$740,000	\$1,300.00
\$740,001-\$750,000	\$1,300.00
\$750,001-\$760,000	\$1,350.00
\$760,001-\$770,000	\$1,350.00
\$770,001-\$780,000	\$1,350.00
\$780,001-\$790,000	\$1,350.00
\$790,001-\$800,000	\$1,350.00
\$800,001-\$810,000	\$1,350.00
\$810,001-\$820,000	\$1,350.00
\$820,001-\$830,000	\$1,400.00
\$830,001-\$840,000	\$1,400.00
\$840,001-\$850,000	\$1,400.00
\$850,001-\$860,000	\$1,400.00
\$860,001-\$870,000	\$1,400.00
\$870,001-\$880,000	\$1,400.00
\$880,001-\$890,000	\$1,450.00
\$890,001-\$900,000	\$1,450.00
\$900,001-\$910,000	\$1,450.00
\$910,001-\$920,000	\$1,450.00
\$920,001-\$930,000	\$1,450.00
\$930,001-\$940,000	\$1,450.00
\$940,001-\$950,000	\$1,450.00
\$950,001-\$960,000	\$1,500.00
\$960,001-\$970,000	\$1,500.00
\$970,001-\$980,000	\$1,500.00
\$980,001-\$990,000	\$1,500.00
\$990,001-	
\$1,000,000	\$1,500.00

**REO Escrow Rates:**

Rates for *REO Escrows* are \$500 plus the Sale Escrow Fee or All Cash Escrow Fee, whichever is applicable (see tables above).

**Short Sale Escrow Rates:**

Rates for *Short Sale Escrows* are \$500 plus the Sale Escrow Fee or All Cash Escrow Fee, whichever is applicable (see tables above).

**Extra Work Charge \$75 per hour**

Charge for additional labor not already included in the quoted escrow fee. Minimum charge 1 hour.

**Interest Bearing Account Set-up \$50**

Interest may be earned on all escrowed funds by request.

**Courier Coordination Services \$20 per parcel**

This includes all overnight delivery services.