

GRS TITLE SERVICES, LLC



LOCAL KNOWLEDGE | GLOBAL PERSPECTIVE

ESCROW FEES AND CHARGES FOR THE STATE OF ARIZONA

**Effective
July 1, 2013**

GRS Title Services, LLC

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BASIC ESCROW RATE – ZONE 1

Maricopa & Pinal Counties Only

TRANSACTION AMOUNT Up to and Including	RATE \$						
Up to 90,000	540	320,001 – 325,000	848	550,001 – 555,000	1,118	780,001 – 785,000	1,361
90,001 – 100,000	554	325,001 – 330,000	854	555,001 – 560,000	1,123	785,001 – 790,000	1,366
100,001 – 105,000	561	330,001 – 335,000	860	560,001 – 565,000	1,129	790,001 – 795,000	1,372
105,001 – 110,000	568	335,001 – 340,000	866	565,001 – 570,000	1,134	795,001 – 800,000	1,377
110,001 – 115,000	575	340,001 – 345,000	872	570,001 – 575,000	1,139	800,001 – 805,000	1,382
115,001 – 120,000	583	345,001 – 350,000	879	575,001 – 580,000	1,144	805,001 – 810,000	1,387
120,001 – 125,000	590	350,001 – 355,000	885	580,001 – 585,000	1,150	810,001 – 815,000	1,393
125,001 – 130,000	597	355,001 – 360,000	891	585,001 – 590,000	1,155	815,001 – 820,000	1,398
130,001 – 135,000	604	360,001 – 365,000	897	590,001 – 595,000	1,160	820,001 – 825,000	1,403
135,001 – 140,000	611	365,001 – 370,000	903	595,001 – 600,000	1,166	825,001 – 830,000	1,408
140,001 – 145,000	618	370,001 – 375,000	909	600,001 – 605,000	1,171	830,001 – 835,000	1,414
145,001 – 150,000	626	375,001 – 380,000	915	605,001 – 610,000	1,176	835,001 – 840,000	1,419
150,001 – 155,000	633	380,001 – 385,000	921	610,001 – 615,000	1,181	840,001 – 845,000	1,424
155,001 – 160,000	640	385,001 – 390,000	927	615,001 – 620,000	1,187	845,001 – 850,000	1,430
160,001 – 165,000	647	390,001 – 395,000	933	620,001 – 625,000	1,192	850,001 – 855,000	1,435
165,001 – 170,000	654	395,001 – 400,000	939	625,001 – 630,000	1,197	855,001 – 860,000	1,440
170,001 – 175,000	661	400,001 – 405,000	945	630,001 – 635,000	1,203	860,001 – 865,000	1,445
175,001 – 180,000	668	405,001 – 410,000	951	635,001 – 640,000	1,208	865,001 – 870,000	1,451
180,001 – 185,000	676	410,001 – 415,000	957	640,001 – 645,000	1,213	870,001 – 875,000	1,456
185,001 – 190,000	683	415,001 – 420,000	963	645,001 – 650,000	1,218	875,001 – 880,000	1,461
190,001 – 195,000	690	420,001 – 425,000	969	650,001 – 655,000	1,224	880,001 – 885,000	1,467
195,001 – 200,000	697	425,001 – 430,000	975	655,001 – 660,000	1,229	885,001 – 890,000	1,472
200,001 – 205,000	703	430,001 – 435,000	981	660,001 – 665,000	1,234	890,001 – 895,000	1,477
205,001 – 210,000	709	435,001 – 440,000	987	665,001 – 670,000	1,240	895,001 – 900,000	1,482
210,001 – 215,000	715	440,001 – 445,000	993	670,001 – 675,000	1,245	900,001 – 905,000	1,488
215,001 – 220,000	721	445,001 – 450,000	1,000	675,001 – 680,000	1,250	905,001 – 910,000	1,493
220,001 – 225,000	727	450,001 – 455,000	1,006	680,001 – 685,000	1,255	910,001 – 915,000	1,498
225,001 – 230,000	733	455,001 – 460,000	1,012	685,001 – 690,000	1,261	915,001 – 920,000	1,504
230,001 – 235,000	739	460,001 – 465,000	1,018	690,001 – 695,000	1,266	920,001 – 925,000	1,509
235,001 – 240,000	745	465,001 – 470,000	1,024	695,001 – 700,000	1,271	925,001 – 930,000	1,514
240,001 – 245,000	751	470,001 – 475,000	1,030	700,001 – 705,000	1,276	930,001 – 935,000	1,519
245,001 – 250,000	758	475,001 – 480,000	1,036	705,001 – 710,000	1,282	935,001 – 940,000	1,525
250,001 – 255,000	764	480,001 – 485,000	1,039	710,001 – 715,000	1,287	940,001 – 945,000	1,530
255,001 – 260,000	770	485,001 – 490,000	1,048	715,001 – 720,000	1,292	945,001 – 950,000	1,535
260,001 – 265,000	776	490,001 – 495,000	1,054	720,001 – 725,000	1,298	950,001 – 955,000	1,540
265,001 – 270,000	782	495,001 – 500,000	1,060	725,001 – 730,000	1,303	955,001 – 960,000	1,546
270,001 – 275,000	788	500,001 – 505,000	1,065	730,001 – 735,000	1,308	960,001 – 965,000	1,551
275,001 – 280,000	794	505,001 – 510,000	1,071	735,001 – 740,000	1,313	965,001 – 970,000	1,556
280,001 – 285,000	800	510,001 – 515,000	1,076	740,001 – 745,000	1,319	970,001 – 975,000	1,562
285,001 – 290,000	806	515,001 – 520,000	1,081	745,001 – 750,000	1,324	975,001 – 980,000	1,567
290,001 – 295,000	812	520,001 – 525,000	1,086	750,001 – 755,000	1,329	980,001 – 985,000	1,572
295,001 – 300,000	818	525,001 – 530,000	1,092	755,001 – 760,000	1,335	985,001 – 990,000	1,577
300,001 – 305,000	824	530,001 – 535,000	1,097	760,001 – 765,000	1,340	990,001 – 995,000	1,583
305,001 – 310,000	830	535,001 – 540,000	1,102	765,001 – 770,000	1,345	995,001 – 1,000,000	1,588
310,001 – 315,000	836	540,001 – 545,000	1,108	770,001 – 775,000	1,350		
315,001 – 320,000	842	545,001 – 550,000	1,113	775,001 – 780,000	1,356		

For Transactions in Excess of \$1,000,000

Amount of Liability	Additional Rate	Maximum Rate
1,000,001 to 5,000,000	Add \$5.00 per \$5,000 or fraction thereof	\$5,588
Over \$5,000,000	Add \$3.50 per \$5,000 or fraction thereof	As calculated

GRS Title Services, LLC

BASIC ESCROW RATE – ZONE 2

Apache, Cochise, Coconino, Gila, Navajo, Pima, Santa Cruz & Yavapai Counties Only

TRANSACTION AMOUNT Up to and Including	RATE \$	TRANSACTION AMOUNT Up to and Including	RATE \$	TRANSACTION AMOUNT Up to and Including	RATE \$	TRANSACTION AMOUNT Up to and Including	RATE \$
Up to 25,000	375	265,001 – 270,000	680	510,001 – 515,000	925	755,001 – 760,000	1,170
25,001 – 30,000	400	270,001 – 275,000	685	515,001 – 520,000	930	760,001 – 765,000	1,175
30,001 – 35,000	425	275,001 – 280,000	690	520,001 – 525,000	935	765,001 – 770,000	1,180
35,001 – 40,000	450	280,001 – 285,000	695	525,001 – 530,000	940	770,001 – 775,000	1,185
40,001 – 45,000	455	285,001 – 290,000	700	530,001 – 535,000	945	775,001 – 780,000	1,190
45,001 – 50,000	460	290,001 – 295,000	705	535,001 – 540,000	950	780,001 – 785,000	1,195
50,001 – 55,000	465	295,001 – 300,000	710	540,001 – 545,000	955	785,001 – 790,000	1,200
55,001 – 60,000	470	300,001 – 305,000	715	545,001 – 550,000	960	790,001 – 795,000	1,205
60,001 – 65,000	475	305,001 – 310,000	720	550,001 – 555,000	965	795,001 – 800,000	1,210
65,001 – 70,000	480	310,001 – 315,000	725	555,001 – 560,000	970	800,001 – 805,000	1,215
70,001 – 75,000	485	315,001 – 320,000	730	560,001 – 565,000	975	805,001 – 810,000	1,220
75,001 – 80,000	490	320,001 – 325,000	735	565,001 – 570,000	980	810,001 – 815,000	1,225
80,001 – 85,000	495	325,001 – 330,000	740	570,001 – 575,000	985	815,001 – 820,000	1,230
85,001 – 90,000	500	330,001 – 335,000	745	575,001 – 580,000	990	820,001 – 825,000	1,235
90,001 – 95,000	505	335,001 – 340,000	750	580,001 – 585,000	995	825,001 – 830,000	1,240
95,001 – 100,000	510	340,001 – 345,000	755	585,001 – 590,000	1,000	830,001 – 835,000	1,245
100,001 – 105,000	515	345,001 – 350,000	760	590,001 – 595,000	1,005	835,001 – 840,000	1,250
105,001 – 110,000	520	350,001 – 355,000	765	595,001 – 600,000	1,010	840,001 – 845,000	1,255
110,001 – 115,000	525	355,001 – 360,000	770	600,001 – 605,000	1,015	845,001 – 850,000	1,260
115,001 – 120,000	530	360,001 – 365,000	775	605,001 – 610,000	1,020	850,001 – 855,000	1,265
120,001 – 125,000	535	365,001 – 370,000	780	610,001 – 615,000	1,025	855,001 – 860,000	1,270
125,001 – 130,000	540	370,001 – 375,000	785	615,001 – 620,000	1,030	860,001 – 865,000	1,275
130,001 – 135,000	545	375,001 – 380,000	790	620,001 – 625,000	1,035	865,001 – 870,000	1,280
135,001 – 140,000	550	380,001 – 385,000	795	625,001 – 630,000	1,040	870,001 – 875,000	1,285
140,001 – 145,000	555	385,001 – 390,000	800	630,001 – 635,000	1,045	875,001 – 880,000	1,290
145,001 – 150,000	560	390,001 – 395,000	805	635,001 – 640,000	1,050	880,001 – 885,000	1,295
150,001 – 155,000	565	395,001 – 400,000	810	640,001 – 645,000	1,055	885,001 – 890,000	1,300
155,001 – 160,000	570	400,001 – 405,000	815	645,001 – 650,000	1,060	890,001 – 895,000	1,305
160,001 – 165,000	575	405,001 – 410,000	820	650,001 – 655,000	1,065	895,001 – 900,000	1,310
165,001 – 170,000	580	410,001 – 415,000	825	655,001 – 660,000	1,070	900,001 – 905,000	1,315
170,001 – 175,000	585	415,001 – 420,000	830	660,001 – 665,000	1,075	905,001 – 910,000	1,320
175,001 – 180,000	590	420,001 – 425,000	835	665,001 – 670,000	1,080	910,001 – 915,000	1,325
180,001 – 185,000	595	425,001 – 430,000	840	670,001 – 675,000	1,085	915,001 – 920,000	1,330
185,001 – 190,000	600	430,001 – 435,000	845	675,001 – 680,000	1,090	920,001 – 925,000	1,335
190,001 – 195,000	605	435,001 – 440,000	850	680,001 – 685,000	1,095	925,001 – 930,000	1,340
195,001 – 200,000	610	440,001 – 445,000	855	685,001 – 690,000	1,100	930,001 – 935,000	1,345
200,001 – 205,000	615	445,001 – 450,000	860	690,001 – 695,000	1,105	935,001 – 940,000	1,350
205,001 – 210,000	620	450,001 – 455,000	865	695,001 – 700,000	1,110	940,001 – 945,000	1,355
210,001 – 215,000	625	455,001 – 460,000	870	700,001 – 705,000	1,115	945,001 – 950,000	1,360
215,001 – 220,000	630	460,001 – 465,000	875	705,001 – 710,000	1,120	950,001 – 955,000	1,365
220,001 – 225,000	635	465,001 – 470,000	880	710,001 – 715,000	1,125	955,001 – 960,000	1,370
225,001 – 230,000	640	470,001 – 475,000	885	715,001 – 720,000	1,130	960,001 – 965,000	1,375
230,001 – 235,000	645	475,001 – 480,000	890	720,001 – 725,000	1,135	965,001 – 970,000	1,380
235,001 – 240,000	650	480,001 – 485,000	895	725,001 – 730,000	1,140	970,001 – 975,000	1,385
240,001 – 245,000	655	485,001 – 490,000	900	730,001 – 735,000	1,145	975,001 – 980,000	1,390
245,001 – 250,000	660	490,001 – 495,000	905	735,001 – 740,000	1,150	980,001 – 985,000	1,395
250,001 – 255,000	665	495,001 – 500,000	910	740,001 – 745,000	1,155	985,001 – 990,000	1,400
255,001 – 260,000	670	500,001 – 505,000	915	745,001 – 750,000	1,160	990,001 – 995,000	1,405
260,001 – 265,000	675	505,001 – 510,000	920	750,001 – 755,000	1,165	995,001 – 1,000,000	1,410
For Transactions in Excess of \$1,000,000							
Amount of Liability		Additional Rate			Maximum Rate		
1,000,001 to 5,000,000		Add \$4.00 per \$5,000 or fraction thereof			\$4,610		
Over \$5,000,000		Add \$3.50 per \$5,000 or fraction thereof			As calculated		

GRS Title Services, LLC

BASIC ESCROW RATE – ZONE 3

Graham, Greenlee, La Paz, Mohave & Yuma Counties Only

TRANSACTION AMOUNT Up to and Including	RATE \$	TRANSACTION AMOUNT Up to and Including	RATE \$	TRANSACTION AMOUNT Up to and Including	RATE \$	TRANSACTION AMOUNT Up to and Including	RATE \$
Up to 25,000	318	265,001 – 270,000	573	510,001 – 515,000	818	755,001 – 760,000	1,063
25,001 – 30,000	323	270,001 – 275,000	578	515,001 – 520,000	823	760,001 – 765,000	1,068
30,001 – 35,000	338	275,001 – 280,000	583	520,001 – 525,000	828	765,001 – 770,000	1,073
35,001 – 40,000	343	280,001 – 285,000	588	525,001 – 530,000	833	770,001 – 775,000	1,078
40,001 – 45,000	348	285,001 – 290,000	593	530,001 – 535,000	838	775,001 – 780,000	1,083
45,001 – 50,000	353	290,001 – 295,000	598	535,001 – 540,000	843	780,001 – 785,000	1,088
50,001 – 55,000	358	295,001 – 300,000	603	540,001 – 545,000	848	785,001 – 790,000	1,093
55,001 – 60,000	363	300,001 – 305,000	608	545,001 – 550,000	853	790,001 – 795,000	1,098
60,001 – 65,000	368	305,001 – 310,000	613	550,001 – 555,000	858	795,001 – 800,000	1,103
65,001 – 70,000	373	310,001 – 315,000	618	555,001 – 560,000	863	800,001 – 805,000	1,108
70,001 – 75,000	378	315,001 – 320,000	623	560,001 – 565,000	868	805,001 – 810,000	1,113
75,001 – 80,000	383	320,001 – 325,000	628	565,001 – 570,000	873	810,001 – 815,000	1,118
80,001 – 85,000	388	325,001 – 330,000	633	570,001 – 575,000	878	815,001 – 820,000	1,123
85,001 – 90,000	393	330,001 – 335,000	638	575,001 – 580,000	883	820,001 – 825,000	1,128
90,001 – 95,000	398	335,001 – 340,000	643	580,001 – 585,000	888	825,001 – 830,000	1,133
95,001 – 100,000	403	340,001 – 345,000	648	585,001 – 590,000	893	830,001 – 835,000	1,138
100,001 – 105,000	408	345,001 – 350,000	653	590,001 – 595,000	898	835,001 – 840,000	1,143
105,001 – 110,000	413	350,001 – 355,000	658	595,001 – 600,000	903	840,001 – 845,000	1,148
110,001 – 115,000	418	355,001 – 360,000	663	600,001 – 605,000	908	845,001 – 850,000	1,153
115,001 – 120,000	423	360,001 – 365,000	668	605,001 – 610,000	913	850,001 – 855,000	1,158
120,001 – 125,000	428	365,001 – 370,000	673	610,001 – 615,000	918	855,001 – 860,000	1,163
125,001 – 130,000	433	370,001 – 375,000	678	615,001 – 620,000	923	860,001 – 865,000	1,168
130,001 – 135,000	438	375,001 – 380,000	683	620,001 – 625,000	928	865,001 – 870,000	1,173
135,001 – 140,000	443	380,001 – 385,000	688	625,001 – 630,000	933	870,001 – 875,000	1,178
140,001 – 145,000	448	385,001 – 390,000	693	630,001 – 635,000	938	875,001 – 880,000	1,183
145,001 – 150,000	453	390,001 – 395,000	698	635,001 – 640,000	943	880,001 – 885,000	1,188
150,001 – 155,000	458	395,001 – 400,000	703	640,001 – 645,000	948	885,001 – 890,000	1,193
155,001 – 160,000	463	400,001 – 405,000	708	645,001 – 650,000	953	890,001 – 895,000	1,198
160,001 – 165,000	468	405,001 – 410,000	713	650,001 – 655,000	958	895,001 – 900,000	1,203
165,001 – 170,000	473	410,001 – 415,000	718	655,001 – 660,000	963	900,001 – 905,000	1,208
170,001 – 175,000	478	415,001 – 420,000	723	660,001 – 665,000	968	905,001 – 910,000	1,213
175,001 – 180,000	483	420,001 – 425,000	728	665,001 – 670,000	973	910,001 – 915,000	1,218
180,001 – 185,000	488	425,001 – 430,000	733	670,001 – 675,000	978	915,001 – 920,000	1,223
185,001 – 190,000	493	430,001 – 435,000	738	675,001 – 680,000	983	920,001 – 925,000	1,228
190,001 – 195,000	498	435,001 – 440,000	743	680,001 – 685,000	988	925,001 – 930,000	1,233
195,001 – 200,000	503	440,001 – 445,000	748	685,001 – 690,000	993	930,001 – 935,000	1,238
200,001 – 205,000	508	445,001 – 450,000	753	690,001 – 695,000	998	935,001 – 940,000	1,243
205,001 – 210,000	513	450,001 – 455,000	758	695,001 – 700,000	1,003	940,001 – 945,000	1,248
210,001 – 215,000	518	455,001 – 460,000	763	700,001 – 705,000	1,008	945,001 – 950,000	1,253
215,001 – 220,000	523	460,001 – 465,000	768	705,001 – 710,000	1,013	950,001 – 955,000	1,258
220,001 – 225,000	528	465,001 – 470,000	773	710,001 – 715,000	1,018	955,001 – 960,000	1,263
225,001 – 230,000	533	470,001 – 475,000	778	715,001 – 720,000	1,023	960,001 – 965,000	1,268
230,001 – 235,000	538	475,001 – 480,000	783	720,001 – 725,000	1,028	965,001 – 970,000	1,273
235,001 – 240,000	543	480,001 – 485,000	788	725,001 – 730,000	1,033	970,001 – 975,000	1,278
240,001 – 245,000	548	485,001 – 490,000	793	730,001 – 735,000	1,038	975,001 – 980,000	1,283
245,001 – 250,000	553	490,001 – 495,000	798	735,001 – 740,000	1,043	980,001 – 985,000	1,288
250,001 – 255,000	558	495,001 – 500,000	803	740,001 – 745,000	1,048	985,001 – 990,000	1,293
255,001 – 260,000	563	500,001 – 505,000	808	745,001 – 750,000	1,053	990,001 – 995,000	1,298
260,001 – 265,000	568	505,001 – 510,000	813	750,001 – 755,000	1,058	995,001 – 1,000,000	1,303
For Transactions in Excess of \$1,000,000							
Amount of Liability		Additional Rate			Maximum Rate \$		
1,000,001 to 5,000,000		Add \$4.00 per \$5,000 or fraction thereof			\$4,503		
Over \$5,000,000		Add \$3.50 per \$5,000 or fraction thereof			As calculated		

GRS Title Services, LLC

GENERAL RULES

A. DEFINITION OF ESCROW - ARS§6-801(4), as Amended

"Escrow" means any transaction in which any escrow 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 therein 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 or bailor, or any designated agent or employee of any of them. Escrow includes subdivision trusts and account servicing.

B. EFFECTIVE DATE

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

C. APPLICABILITY

For purposes of rate application, counties shall be included in Zones as follows:

Zone	Counties
1	Maricopa & Pinal
2	Apache, Cochise, Coconino, Gila, Navajo, Pima, Santa Cruz & Yavapai
3	Graham, Greenlee, La Paz, Mohave & Yuma

If a particular escrow rate set forth herein does not specify a particular Zone or County in which it applies, then such rate shall apply to all Zones and Counties.

All fees and charges shall be considered earned by the Company upon close of escrow and shall be non-refundable.

D. MINIMUM CHARGES

Unless otherwise set forth within a specific rate herein, the minimum charge for any escrow transaction shall be:

Zone	Minimum Rate
1	\$540.00
2	\$375.00
3	\$318.00

Should any rate as set forth herein specify a higher or lower minimum than that shown above, then the minimum set forth in such rate shall prevail.

GRS Title Services, LLC

E. COMPUTATION FROM BASIC RATE

1. The applicable rates shall be computed on a per-unit of insurance basis in multiples of \$5,000, including any fraction thereof, in accordance with the division of such units as set forth in the applicable Basic Escrow Rate Table.
2. Whenever percentages of the Basic Escrow Rate are used, the charge arrived at shall be rounded up to the nearest dollar.

F. PAYMENT OF ESCROW CHARGES

Unless otherwise instructed in writing by the parties, the escrow charges and recording/filing fees shall be paid one-half by Buyer and one-half by Seller.

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(s) or who will benefit by such service(s).

G. SEPARATE SALES OR EXCHANGES (DIFFERENT OWNERS)

The Basic Sale Escrow Fee as set forth herein shall be charged on each separate sale, seller or exchanger involved.

The applicable charge applies on the amount of each individual sale or exchange even though there may be one common purchaser, and the sales or exchanges are handled concurrently, and one or more separate escrows are involved.

H. UNDIVIDED INTEREST SOLD SEPERATELY FROM REMAINING INTEREST

The Basic Sale Escrow Fee Charge as set forth herein shall be charged based upon the interest covered, the purchase price or the fair value thereof, which ever is the higher.

I. FAIR VALUE - DEFINED

The fair value shall be construed as the full value of the property, including all encumbrances. When a sale is not involved, the fair value shall be determined from all available information, such as the amount of encumbrances, assessed value, etc. In no event shall the fair value be less than the sum of the unpaid principal balance of each mortgage and/or contract to which the property is subject. Additions to the loan balance incurred by Buyer, including but not limited to MIP premiums, will not be included in the unpaid principal balance for the purpose of determining fair value.

GRS Title Services, LLC

CHAPTER I - ESCROW - BASIC CHARGES

E101. SALE – BASIC CHARGE

The minimum charge of 100% of the Basic Escrow Rate shall be based upon the amount of insurance issued, purchase price, or fair value of the property subject to the escrow (Includes Overnight Delivery Fees, Courier Fees and Wire Processing Fees which, in the aggregate, do not exceed \$125.00. Aggregate fees in excess of \$125.00 shall be charged based on the actual cost(s)). If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable.

E102. LOAN TIE-IN FEE – SALE ESCROW WITH NEW LOAN

When a loan escrow is closed concurrently with a sale, there shall be an additional \$100 escrow fee charged per loan closed that is to be secured by the property subject to the escrow. The rate is in addition to the escrow fee charged for closing the sale escrow and shall be applicable regardless of the type of lender (i.e. institutional or private lender, seller carry-back, etc.) or loan program.

E103. LOAN ESCROW RATES

Refer to Chapter V of this Manual for escrow rates for loan rates for the financing, refinancing or revamping a loan, construction loans and other loan rates.

E104. LEASEHOLD – BASIC CHARGE

The escrow rate for leasehold shall be based upon the fair value of the property or the total amount of the lease payments, whichever is less.

1. Leasehold Basic Charge (except for oil, gas or mineral leases)	100% of the Basic Rate
2. Oil, Gas or Mineral Leases	200% of the Basic Rate

E105. TIMESHARE – BASIC CHARGE

The rate for any escrow that involves the sale or purchase of a Time Share Estate as defined by A.R.S. §33-707(E) shall be \$500. No other rate shall be applied to this rate.

E106. ESCROW ONLY – BASIC CHARGE

The escrow fee for an escrow involving a transfer or encumbrance of real property, manufactured home, mobile home or factory-built building designed for use as a residential dwelling in which no title insurance is to be issued or title insurance is being issued by a company that is not part of Fidelity National Title Group shall be 200% of the Basic Escrow Rate. This rate does not preclude the application of charges under Sections E309 and E410. No other rate shall be applied to this rate.

Approval of the County Manager or Escrow Administrator must be obtained prior to acceptance of such a transaction.

GRS Title Services, LLC

CHAPTER II – SUBDIVISION AND COMMERCIAL RATES

E201. SUBDIVIDERS, BUILDERS AND COMMERCIAL DEVELOPERS

This rate is available to a builder, contractor, developer or subdivider customarily engaged in such business for the units to be developed. The amount of the adjustment to the charge is dependent upon the number of units.

The total of number of units may be located within one or more subdivisions situated within the State of Arizona to determine the rate to be given.

No other rate shall be applied to these rates.

A. ALL COUNTIES EXCEPT PIMA & COCHISE

Number of Units	Rate Calculated From Basic Escrow Rate
1 to 15	70%
16 to 30	60%
31 to 70	55%
71 to 100	50%
101 to 200	40%
201 to 600	30%
601 to 1,200	25%
1,201 or more	\$50 Regardless of liability amount
The minimum rate shall be \$50.	

B. PIMA & COCHISE COUNTIES ONLY

Number of Units	Rate Calculated From Basic Escrow Rate
1 to 49	25%
50 or more	\$40 Regardless of liability amount
The minimum rate shall be \$40.00	

GRS Title Services, LLC

E202. COMMERCIAL ESCROW RATE

Escrow services performed in conjunction with title services shall be charged based upon the dollar amount of the transaction, at the following rates:

Liability Amount	Rate
Up to \$2,000,000	\$ 1,000.00
\$2,000,001 - \$10,000,000	\$ 1,000.00
\$10,000,001 - \$25,000,000	\$ 1,500.00
\$25,000,001 - \$55,000,000	\$ 1,500.00
\$55,000,001 - \$75,000,000	\$ 1,500.00
\$75,000,001 and above	\$ 1,500.00

The following services shall be included in the above rate:

- A. Unlimited outgoing wire transfers
- B. Unlimited payoff tracking and processing fees
- C. Receipt & Printing of emailed documents

Miscellaneous Services: Fees for services set forth in this Manual which are not listed as being included in this rate shall be charged to the party who has requested such service or who will benefit by such service and shall be in addition to this rate.

E203. ABBREVIATED ESCROW - COMMERCIAL

An abbreviated escrow will be provided at the rates indicated when any one or more of the following services are provided in conjunction with the issuance of title insurance product(s):

A.	Receipt and disbursement of funds:	\$250.00
B.	Acceptance and recordation of documents:	\$250.00
C.	Ordering Payoffs:	\$75.00
D.	Outgoing Wire Transfers	No Charge

When more than one service is provided in an escrow, then the charge for each service provided shall be accumulated and combined as a total charge for the escrow.

This rate does not include recording and filing service fees due the County Recorder or filing office as set forth in this manual.

When additional services are requested, there shall be an additional charge of \$100 per hour, with a minimum charge of \$100 plus \$50 per each additional half-hour or fraction thereof.

GRS Title Services, LLC

E204. ABBREVIATED ESCROW – COMMERCIAL – MULTIPLE SITES

When there are multiple commercial properties in multiple sites, an abbreviated escrow will be provided at a rate of \$1,000 per site, when any one or more of the following services are provided in conjunction with the issuance of the title insurance product(s):

1. Receipt and disbursement of funds
2. Outgoing Wire Transfers
3. Acceptance and recordation of documents
4. Ordering payoffs

This rate does not include recording and filing service fees due to the County Recorder or filing office as set forth in this manual.

When additional services are requested, there shall be an additional charge of \$100 per hour, with a minimum charge of \$100 plus \$50 per each additional half-hour or fraction thereof.

E205. LOAN RATE - COMMERCIAL

Refer to Chapter V - Loan Escrow Rates

GRS Title Services, LLC

CHAPTER III - SPECIAL RATES

The rates contained within this section are considered reduced rates. No other rate shall be applied to these rates.

E301. RESERVED

E302. RESERVED

E303. RESERVED

E304. RESERVED

GRS Title Services, LLC

E305. RESERVED

This rate is available to any first-time purchaser of residential property to be used as a primary residence. A "first time purchase" is defined as individual(s) that have never had an ownership interest in residential property. The party requesting this rate will be required to execute an affidavit attesting that the party has not previously owned any residential property and the property being purchased is to be used as a primary residence.

The charge will be 80% of the Basic Escrow Rate.

E306. RESERVED

The charge will be 70% of the Basic Escrow Rate.

E307. RESERVED

The charge will be 70% of the Basic Escrow Rate.

E308. RESERVED

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E309. RESERVED

E310. RESERVED

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E311. NEGOTIATED RATE

Under certain circumstances, the Company reserves the right to negotiate fees. Any such negotiated rate agreement must be approved in writing by the County Manager of the appropriate County and signed by all pertinent parties. A copy of said agreement is to be placed in each escrow file for which the rate applies.

GRS Title Services, LLC

CHAPTER IV - MISCELLANEOUS SERVICES

E401. INTEREST BEARING ACCOUNTS

In connection with an escrow, all funds in escrow may be placed into an interest bearing account upon the written request from the depositor of said funds. The depositor of such funds shall complete and sign an IRS W9 form and an Interest Bearing Account Authorization as provided by the Company before such an account can be opened.

The charge for opening, servicing and closing out of such an account shall be \$50 per account.

E402. FUNDS HOLD BACK FEE

When funds remain in an escrow subsequent to the closing thereof for a specific purpose upon the request of the parties, the following rates shall apply and are in addition to any other escrow fees charged in the transaction:

Amount of Hold Back	Fee
Up to \$2,500	\$200.00
\$2,501 to \$50,000	\$300.00
Over \$50,000	\$500.00
Commercial Hold Backs (regardless of the amount)	\$500.00

In the event the parties request additional services in connection with the hold back account at time of closing, then such fees as set forth in this manual shall be collected at close of escrow and shall be considered earned and non-refundable.

No other rate shall be applied to this rate.

E403. RESERVED

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E404. RESERVED

E405. RESERVED

E406. RESERVED

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E407. RESERVED

E408. RESERVED

E409. RESERVED

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E410. RESERVED

E411. ACCELERATED ESCROW RATE

There shall be an additional fee of \$250 charged on any transaction that is processed within a three-business day period at the request of the customer.

E412. ACCOMODATION FEE

- A. **Taking Signatures:** \$150 The fee for taking signatures plus costs incurred for such services as set forth in this manual (such as overnight delivery or courier service), if any, in performing the service. The duties of the Company shall be only in the taking of signatures on documents provided by the customer or on behalf of the customer.
- B. **Returning Loan Package(s) Separately:** \$100 for returning a separate loan package back to the lender and/or borrower, plus costs incurred for such services as set forth in this manual (such as overnight delivery or courier service), if any.

GRS Title Services, LLC

- C. **Coordinating Recording of Documents:** \$100. The Company may, upon request and at the discretion of the Company, coordinate the recording of the documents providing that such recording does not impose any liability upon the Company and providing that the parties sign an "Accommodation Recording Instruction and Hold Harmless" in a form provided by the company.

E413. RESERVED

E414. UCC, LIEN AND/OR JUDGEMENT SEARCH SERVICE FEE

When the parties to an escrow request a UCC, lien and/or judgment search through any governmental entity of any jurisdiction requesting information that is not in the normal course of title examination on the real estate, or an update to a previous search, based upon the name(s) of the parties involved in the transaction, the charges shall be \$100 for each search requested and for each update requested.

This fee does not include any fees incurred with any governmental office or third party vendor for the search and/or copies provided by such office.

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E415. SPECIAL SERVICES OR ADDITIONAL WORK CHARGE

A \$100 an hour work charge will be made when special services or additional work is requested or required that is over and above the normal services provided in the type of escrow to be closed. The customer will be notified of the charges before they are incurred. In the event such charges are made, the deposit of final funds and the signing of final documents or the acceptance of the work performed will constitute approval of the charges.

Under such circumstances, the minimum fee shall be \$100 plus \$50 per each additional half-hour or fraction thereof.

E416. RECORDING & FILING SERVICE FEES

The fees charged for recording and/or filing fees with the County Recorder, Secretary of State or other applicable government office shall be:

Description		Fee Per File		
		Zone 1	Zone 2	Zone 3
1.	Refinance or Loan (non-commercial properties)	\$60	\$50	\$50
2.	Sale with New Loan	\$80	\$65	\$65
3.	All Cash Transactions (non-commercial properties)	\$60	\$50	\$50
4.	All Other Transactions	\$65	\$65	\$65
5.	Commercial Sale (with or without loan) or Refinance	\$100 or Actual Fees charged by the recording and/or filing office, whichever is greater, plus any electronic recording service charge required by a third party electronic recording service provider.		

The above fees shall be considered earned at close of escrow and shall be non-refundable.

FIDELITY NATIONAL TITLE AGENCY, et al

E417. ABANDONED OR DORMANT FUNDS CUSTODIAL FEE

This rate shall apply when funds are remaining in an escrow account, account servicing or trust account due to a payee's failure to negotiate a check provided as payment or fails to claim the funds belonging to them that remain in the account.

There shall be a minimum charge of \$120, which shall be considered earned after expiration of the applicable time period(s) set forth below. When the funds have remained in escrow for a period of more than twelve (12) months, then there shall be an additional fee of \$10 per month or fraction thereof, which shall be considered earned at the end of each additional month.

Description	Abandoned/Dormant After
Dormant Funds	One-Hundred and Eighty (180) days from the time the funds became available.
Stale Dated Checks	Ninety (90) days after date of issuance of the check.

This fee shall also apply to charges that occurred in escrow, wherein a payee other than a principal to the escrow, failed to negotiate amounts tendered to them through the escrow or failed to claim funds belonging to them that remain in escrow.

The parties to the escrow shall be notified in writing (1) at or prior to close of escrow that such a fee will be incurred or (2) by written notice sent to the last known address at least 60 days prior to implementation of the charge. Fees as incurred shall be deducted from the amount held prior to disbursement and until such time as any remaining funds are escheated to the state pursuant to ARS Title 44, Chapter 3, Article 1. In the event the amount of the fee(s) incurred is/are more than the amount of funds held in escrow, then the amount of the funds remaining in the file shall be considered payment in full of the fees due.

FIDELITY NATIONAL TITLE AGENCY, et al

CHAPTER V - LOAN ESCROW RATES

E501. RESERVED

E502. RESERVED

E503. LOAN ESCROW RATE - COMMERCIAL

This rate shall be applicable to any loan-only transaction, regardless of whether or not there is/are any existing loan(s) to be paid off as a part of the escrow and when there is no transfer of title and all loan documents are provided by the lender and no documents are to be provided by the Company, the fee shall be:

Liability	Charge
Up to \$10,000,000.00	\$750
Over \$10,000,000.00	\$1,000
No other rate shall be applied to this rate.	

In situations where minimal or abbreviated services are required, the escrow rate described in Section E203 or E204 shall be charged, whichever is applicable.

E504. CONSTRUCTION LOAN

When the purpose of the escrow is to close on a construction loan, and there is no transfer of title, the charge to close the construction loan shall be 100% of the Basic Escrow Rate.

E505. CONSTRUCTION LOAN HOLD BACK AND DISBURSEMENT ESCROW

The charges for disbursement of construction funds pursuant to a construction disbursement agreement are as follows:

A. Projects without Lien Tracking		
1.	Set Up Fee	\$750.00
2.	Disbursement Fee (per draw – includes one check)	\$100.00
3.	Additional checks per draw in excess of one (per check)	\$ 25.00

B. Projects with Lien Tracking		
1.	Set Up Fee	\$750.00
2.	Disbursement Fee (per draw)	1/10 th of 1% of the amount of the draw

C. Document Collection and Review Fee		
When there is no collection or disbursement of funds involved, and the Company is asked to collect and review documentation pertaining to draws and lien waivers, the fee shall be:		
1.	Set Up Fee	\$750.00
2.	Package Review - Each	\$100.00

In all situations, additional services requested or required under the terms of the construction disbursement agreement, including but not limited to overnight delivery or courier fees, wire-out fees, cancellation and reissue of checks and/or setting up of an interest bearing account, shall be charged at the applicable rate set forth in this section if and as incurred, and shall be charged to the party requesting such services, and shall be deducted from the amount due said party.

In the event the lender or borrower request additional services in connection with the hold back/disbursement account at time of closing, then such fees shall be collected as set forth in this manual at close of escrow and shall be considered earned and non-refundable.

When the Construction Hold Back & Disbursement Escrow is set up in conjunction with the closing of the loan by the Company, the fees set forth above shall be in addition to fees charged in connection with the loan closing.

No other rate shall be applied to this rate.

CHAPTER VI- ACCOUNT SERVICING

E601. RESERVED

ASA	Account Servicing Agent
Escrowed Transaction	An account arising from an escrow closed by any licensed title insurance or escrow company.
Non-Escrowed Transaction	An account arising from a transaction that was not closed by a licensed title insurance or escrow company.

E602. RESERVED

CHAPTER VII - SUBDIVISION TRUSTS

E701. RESERVED

E702. RESERVED

CHAPTER VIII – BUSINESS TRANSACTION ESCROW RATE

E801. BUSINESS TRANSACTION ESCROW RATE

This rate shall be applied to the following types of transactions:

- (a) Escrow transactions involving the sale of a business and/or business assets.
- (b) Stock Pledge Holder escrows in which capital stock of a corporation is pledged and will be held by the escrow agent or by its account servicing department as collateral for payment of a debt or performance of an obligation.

BUSINESS TRANSACTION ESCROW RATE	
Transaction Amount Up to and Including	Rate
\$0 - \$25,000.00	\$ 300.00
\$25,001.00 - \$40,000.00	\$ 400.00
\$ 40,001.00 - \$60,000.00	\$ 550.00
\$ 60,001.00 - \$90,000.00	\$ 675.00
\$ 90,001.00 - \$130,000.00	\$ 825.00
\$130,001.00 - \$180,000.00	\$ 985.00
\$180,001.00 - \$210,000.00	\$1,285.00
\$210,001.00 - \$350,000.00	\$1,495.00
\$350,001.00 - \$400,000.00	\$1,695.00
\$400,001.00 - \$450,000.00	\$2,295.00
\$450,001.00 - \$500,000.00	\$2,895.00

For Transactions in Excess of \$500,000		
Amount of Transaction	Fee Per \$5,000 or Fraction Thereof	Maximum Rate
From \$500,001 to \$1,000,000	Add \$5.00 per \$5,000 or fraction thereof	\$3,395.00
Over \$1,000,000	Add \$3.75 per \$5,000 or fraction thereof	As calculated

When documents are provided by the Parties or their Legal Council, then a discount of 50% shall be applied to the above escrow fee.

When additional services are required or requested by the Parties to close the transaction, the Additional Work Charge as set forth in Chapter 3 or other applicable fees as set forth in this Rate Manual shall be applied and shall be in addition to this rate.