

MILESTONE AGENCY, LLC

ESCROW FEE AND CHARGES
FOR THE STATE OF ARIZONA

EFFECTIVE DATE 11/22/2017

Milestone Agency, LLC
Escrow Rate Manual
Arizona Statewide Rates

General Rules

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 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 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 designated agent or employee of any of them.

“Escrow Agent” meaning any person who is engaged in the business of accepting escrows. Unless otherwise specified herein, whenever there is a reference to “Escrow Agent”, Escrow agent shall mean Milestone Agency, LLC. Hereinafter referred to as the “Company”.

B. Rates, Fees, and Charges in effect prior to filing:

All rates and fees contained herein become effective when approved by the Arizona Department of Financial Institutions.

C. Employee rate:

There is no charge to an employee of the Company for escrow services performed in connection with the financing, refinancing, sale or purchase by the employee. Such rate is authorized only in connection with those costs that the employee would be obligated to pay by established custom as a party to the transaction.

D. Separate Sales or Exchanges (Different Owners):

Full escrow charge is applicable on each separate sale, seller or exchanger involved. The applicable charge applies on 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 is involved.

Basis Escrow Charges

A. Basic Refinance Charge:

Where no sale of the real property is involved and the purpose of said loan is for the refinance of the existing encumbrance on the property, the Escrow fee shall be \$650. This fee includes the escrow refinance fee, the notary fee, the delivery fee, the wire fee and any recording tracking or service fee.

B. Discounted Escrow Fee (Veterans Administration Loan-paid by the Lender):

Where no sale of the real property is involved and the purpose of said loan is for the refinance of the existing encumbrance on the property, the Escrow fee shall be \$300. This fee includes the escrow refinance fee, the notary fee, the delivery fee, the wire fee and any recording tracking or service fee.

C. Basic Charge (Sale):

When handling a sale or purchase transaction of real property, including leasehold interests, the Escrow Fee shall be \$1000. This fee shall be equally divided between the buyer and seller unless the parties agree otherwise. This fee includes the escrow fee, the notary fee, the delivery fee, the wire fee and any recording tracking or service fee.

D. Basic Charge (REO Sale):

When handling a sale or purchase transaction of real property, where the subject property was foreclosed on and is owned by the servicer or foreclosing bank, the Escrow Fee shall be \$750. This fee shall be equally divided between the buyer and seller unless the parties agree otherwise. This fee includes the escrow fee, the notary fee, the delivery fee, the wire fee and any recording tracking or service fee.

E. Basic Charge (Piggy back or second loan):

The escrow fee shall be \$150 when "second" or additional loan instruments are involved in the escrow transaction.

- F. Basic Charge (Sub-Escrow): When handling sub-escrow functions for an outside title escrow company, the Sub-escrow fee shall be \$300. Sub-escrow services include the receipt and disbursement of funds, payment of secured items on title, acceptance and recordation of documents and assistance with title curative.

Sub-escrow services: Sub-escrow service may be provided for a minimum charge of \$150. Services available under this section are restricted to:

- a. The receipt and disbursement of funds; and/or
- b. Acceptance and recordation of documents.
- c. A \$25 charge may be assessed for ordering payoffs, if this service is combined with Sub-escrow services (a) and (b).

Miscellaneous Service Charges

- A. Wire Transfer Fee:

There will be a one-time charge of \$25 for handling incoming and outgoing electronic funds transfers up to six incoming and/or outgoing wires. There will be an additional \$25 after the sixth wire.

- B. Signing/Notary Fee:

There will be a fee of \$150 for scheduling and handling of witness and/or acknowledging of signatures required on the documents necessary for the purchase or refinance transactions.

- C. Delivery Fee:

There will be a one-time fee of \$30 for overnight express mail such as Federal Express, UPS or other courier services for delivery within the continental United States, to include packages for standard delivery only.

- D. Deposit of Escrow Funds to Interest Bearing Account:

A customer may request, in writing, that the Company deposit escrow funds into an interest-bearing account. Such a request will be evaluated based on company procedures and the provisions of the Arizona Revised states. The fee for this service shall be \$50, which will include opening, servicing and closing of the account.

- E. Signing Fee (Deed or Affidavit only):

There will be a fee for \$75 for scheduling and conducting notary signings on single documents such as deed or affidavit.

F. Document Preparation:

There shall be a fee of \$75 for preparation of any Documents typically provided to close a standard refinance or purchase transaction. There shall be a of \$75 for the preparation of each deed requested.

Negotiated Rates

Under certain circumstances, the Company reserves the right to negotiate fees. Any such negotiated rate agreement must be approved in writing by the appropriate company officer and signed by the company and the client. A copy of said agreement shall be retained in the files of the company.