

STATE OF ARIZONA
CENVOYY SOUTHWEST, LLC
ESCROW RATES AND FEES
EFFECTIVE DATE: October 15, 2020

Fees and Charges contained herein represent the charges of Cenvoyy Southwest, LLC ("Cenvoyy Southwest, LLC") as of the effective date stated hereinabove pursuant to A.R.S. Section 6-846, et seq.

SUMMARY OF ALL RATES AND CHARGES

Purchase		
Residential	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$800
Residential VAL-1	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$700
Residential VAL-2	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$650
Commercial	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$1,500
Commercial VAL-1	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$1,350
Commercial VAL-2	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$1,200
REO PURCHASE		
Residential	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$900
Residential VAL-1	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$750
Residential VAL-2	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$650
Commercial	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$1,800
Commercial VAL-1	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$1,500
Commercial VAL-2	Settlement Fee – to be divided between the parties as agreed in the Purchase and Sale Agreement	\$1,300
Loan Tie-In Charges		
Loan Tie-In Charge		\$225
Loan Tie-In Charge VAL 1		\$175
Loan Tie-In Charge VAL 2		\$150
Construction With Purchase		
Residential	Additional Construction Transaction Fee	\$275
Residential VAL-1	Additional Construction Transaction Fee	\$225
Commercial	Additional Construction Transaction Fee	\$375
Commercial VAL-1	Additional Construction Transaction Fee	\$300

New Construction Loan		
Residential	Settlement Fee	\$450
Residential VAL-1	Settlement Fee	\$375
Commercial	Settlement Fee	\$650
Commercial VAL-1	Settlement Fee	\$500
Bulk Transactions (Purchase or Loan)		
Up to 10 properties	Settlement Fee	\$1,500
Additional Charge (over 20 properties)	Per property	\$50
Refinance/New Loan		
Residential	Settlement Fee	\$375
Residential VAL-1	Inclusive Fee (no copy charges, no overnights charges)	\$300
Residential VAL-2	Inclusive Fee (no copy, no overnight charges, no e doc printing charges)	\$275
Commercial Loan	Settlement Fee	\$1,000
Commercial VAL-1	Settlement Fee	\$900
Commercial VAL-2	Settlement Fee	\$900
Home Equity		
Standard	Settlement Fee	\$375
Standard VAL-1	Inclusive Fee (no copy charges, no overnights charges)	\$300
Standard VAL-2	Inclusive Fee (no copy, no overnight charges, no e doc printing charges)	\$275
Reverse		
Standard	Settlement Fee	\$400
Standard VAL-1	Inclusive Fee (no copy charges, no overnights charges)	\$350
Standard VAL-2	Inclusive Fee (no copy, no overnight charges, no e doc printing charges)	\$325
Miscellaneous Charges		
Printing electronic documents	Per loan package	\$50
Overnight packages preparation - Cash	Buyer and Seller Charge	\$25
Overnight packages preparation - Loan	Borrower Charge	\$50
Sub-escrow Services	Per lender	\$150
HOA Estoppel/Packages	Per property	\$75

Copy Charges (Standard Buyer/Seller/Loan package)	Charge per party (Buyer, Seller, Lender, etc)	\$25
Subordination fee	Price per subordination	\$85
Subordination fee VAL-1	Price per subordination	\$65
Manufactured Housing Title		\$350
Document Management – Bulk Transactions	Per property charge	\$125
Document Management – Bulk Transactions VAL-1	Per property charge	\$100
Document Preparation	Per document	\$65
Document Preparation VAL-1	Per document	\$50
Escrow Reserve Fee	Initial Fee	\$150
Escrow Reserve Maintenance fee	Monthly fee for balances over 60 days after closing	\$30
Wire Processing Fee	Charge per wire in excess of 3 wires	\$15
Technology Fee	Per file reimbursement for integrated technology charges	\$79

Terms and Definitions:

VAL-1 – Special rate designation based on reduced cost of services due to integration or automation that allows orders to be accepted and acknowledged, or transaction information to be shared, through technology; or, significant volume of orders that allows for a standardized and accelerated processes (minimum of 100 orders per month)

VAL-2 – Special rate designation based on reduced cost of services due to integration or automation that allows orders to be accepted and acknowledged, and transaction information to be shared, through technology and significant volume of orders that allows for a standardized and accelerated processes (minimum of 300 orders per month)

Residential – property intended to be owner-occupied accommodating no more than 1 – 4 families.

Commercial – residential property used primarily for investment or rental income; residential property designed for more than 4 families; property used primarily for commercial, retail, office or business purposes

Loan Tie-In – additional charge in a purchase transaction to the borrower to cover additional time and expense in connection with processing the borrower’s loan transaction for the purchase

Bulk Transaction – Commercial investors, developers, builders, real estate investment trusts (REITs) processing large groups of single family residential properties or lots.

E-document Printing – charge for printing lender’s closing package of documents that are delivered electronically to Cenvoyy Southwest, LLC.

Overnight Package Preparation – charge for preparing overnight package and waybill/shipping label; does not include the third party cost for delivery.

Sub-escrow – charge for transactions closed with a third party where Cenvoyy Southwest, LLC handles disbursement of proceeds and other limited functions.

HOA Estoppel/Transfer Package – charge for obtaining the Homeowner Association estoppel certificate or transfer documentation.

Copy Charges – charge for copies of fully-executed closing packages for each party

Subordination – charge per lender to obtain the lender’s written agreement to subordinate an existing lien to the insured lien in the transaction.

Manufactured Housing Processing Fee – charge for services in connection with obtaining verification of de-titling of any manufactured housing located on an insured property.

Document Management – In bulk transactions, this fee covers the services in connection with collecting, collating and managing documentation for each property and all executed documents, creating and attaching required legal descriptions with addresses and property tax identification numbers.

Document Preparation – preparation of permissible legal documents including deeds, releases and other documents to be recorded in a real estate transaction.

Escrow Reserve Fee – Initial charge to retain a balance of funds (holdback funds) in connection with a real estate closing to address any additional charges that may occur post-closing or to eliminate risk of an outstanding lien, tax or other fee that has not cleared as of the date of closing.

Escrow Reserve Maintenance Fee – any escrow reserve (holdback) that is not disbursed in full within 60 days of closing will incur an additional fee each 30 days post-closing until the entire reserve (holdback) is disbursed.

Wire Processing Fee – if any party to the transaction requires wired funds in excess of 2 wires, there will be a per wire processing fee to that party to cover the processing of excessive wires.

Unscheduled Charges – In the event that any additional services are requested that are not addressed in this escrow rates and fees manual, an hourly charge based on the level of difficulty and consistent with the general pattern of pricing contained herein shall be charged.

Technology Fee – Reimbursement charge for online services and technology fees paid by Cenvoyy Southwest, LLC.

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 officer and signed by the company and the client. A copy of said agreement shall be retained in the files of the company.

RATE DETAILS

PURCHASE TRANSACTIONS - Transactions that include the transfer of title from a buyer to a seller with valid consideration for the exchange of title.

Residential – Settlement Fee charged for a purchase and sale of residential real property (improved or unimproved, single or multiple contiguous lots). Settlement fee to be divided between the parties according to the terms of the purchase and sale agreement.

Residential VAL-1 – Settlement Fee charged for a purchase and sale of residential real property where the buyer, seller, broker or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology or a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 100 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

Residential VAL-2 – Settlement Fee charged for a purchase and sale of residential real property where the buyer, seller, broker or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology and a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 300 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

Commercial – Settlement Fee charged for a purchase and sale of commercial property (improved or unimproved, single or multiple contiguous lots). Settlement fee to be divided between the parties according to the terms of the purchase and sale agreement.

Commercial VAL-1 – Settlement Fee charged for a purchase and sale of commercial real property where the buyer, seller, broker or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology or a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 100 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

Commercial VAL-2 – Settlement Fee charged for a purchase and sale of commercial real property where the buyer, seller, broker or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology and a standard process that reduces the amount of information that must be transferred securely and entered into

Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 300 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

REO PURCHASE TRANSACTIONS - Purchase and sale transactions that include the transfer of title on property that was previously foreclosed or otherwise obtained through the mortgage default process and managed by servicer, mortgage company or other default-specialty provider.

Residential – Settlement fee charged for a purchase and sale of residential REO real property (improved or unimproved, single or multiple contiguous lots). Settlement fee to be divided between the parties according to the terms of the purchase and sale agreement.

Residential VAL-1 – Settlement fee charged for a purchase and sale of residential REO real property where the buyer, seller, broker, servicer or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology or a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 100 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

Residential VAL-2 – Settlement Fee charged for a purchase and sale of residential real property where the buyer, seller, broker, servicer or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology and a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 300 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

Commercial – Settlement Fee charged for a purchase and sale of commercial REO property (improved or unimproved, single or multiple contiguous lots). Settlement fee to be divided between the parties according to the terms of the purchase and sale agreement.

Commercial VAL-1 – Settlement Fee charged for a purchase and sale of commercial REO real property where the buyer, seller, broker, servicer or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology or a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 100 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

Commercial VAL-2 – Settlement Fee charged for a purchase and sale of commercial REO real property where the buyer, seller, broker, servicer or lender has an established process for the placement of transaction orders that reduces the amount of data entry and enhances security through technology and a standard process that reduces the amount of information that must be transferred securely and entered into Cenvoy Southwest, LLC's systems through the consistent processing of that party's real estate transactions (over 300 transactions per month) that reduces the cost, time and risk to Cenvoy Southwest, LLC.

LOAN TIE-IN CHARGES – For any Purchase Transaction or REO Purchase Transaction, there will be an additional charge to the borrower for transactions that are funded by a third party (non-cash transactions)

Loan Tie-In Charge – Additional Settlement Fee charged for the buyer/borrower in any purchase transaction that obtains funds for the purchase from a third party (non-cash transaction).

Loan Tie-In Charge VAL-1 – Additional Settlement Fee charged for the buyer/borrower in a purchase transaction that qualifies for the VAL-1 pricing

Loan Tie-In Charge VAL-2 – Additional Settlement Fee charged for the buyer/borrower in any purchase transaction that qualifies for the VAL-2 pricing.

CONSTRUCTION WITH PURCHASE – Charge to the buyer/borrower in any purchase transaction where a portion of the loan proceeds is provided on behalf of the buyer/borrower to construct permanent improvements to the insured real property.

Residential – Additional Settlement Fee charged for the buyer/borrower in a residential purchase transaction that includes additional funds secured by the insured property for permanent and valuable improvements to be made post-closing.

Residential VAL-1 – Additional Settlement Fee charged for the buyer/borrower in a residential purchase transaction that includes additional funds secured by the insured property for permanent and valuable improvements to be made post-closing where the purchase transaction qualifies for VAL-1 or VAL-2 pricing.

Commercial – Additional Settlement Fee charged for the buyer/borrower in a commercial purchase transaction that includes additional funds secured by the insured property for permanent and valuable improvements to be made post-closing.

Commercial VAL-1 – Additional Settlement Fee charged for the buyer/borrower in a commercial purchase transaction that includes additional funds secured by the insured property for permanent and valuable improvements to be made post-closing where the purchase transaction qualifies for VAL-1 or VAL-2 pricing.

NEW CONSTRUCTION LOAN – Settlement fee for loan transactions that includes funds for permanent and valuable improvements to be secured by the improved real property.

Residential – Settlement Fee charged to the buyer/borrower in a residential loan transaction secured by the insured property to be improved with permanent and valuable improvements.

Residential VAL-1 – Settlement Fee charged to the buyer/borrower in a residential loan transaction secured by the insured property to be improved with permanent and valuable improvements that qualifies as a VAL-1 or VAL-2 transaction

Commercial – Settlement Fee charged to the buyer/borrower in a commercial loan transaction that includes funds secured by the insured property for permanent and valuable improvements to be made post-closing.

Commercial VAL-1 – Settlement Fee charged to the buyer/borrower in a loan purchase transaction that includes funds secured by the insured property for permanent and valuable improvements to be made post-closing where the purchase transaction qualifies for VAL-1 or VAL-2 pricing.

BULK TRANSACTIONS – Settlement fee for any purchase and sale, bulk transfer or structured financing transaction involving multiple non-contiguous residential properties. Settlement fee covers transactions of up to 10 properties; each additional property shall incur the additional charge per property. For transactions involving a purchase and sale, settlement fees shall be divided between the parties as set out in the purchase and sale agreement.

REFINANCE/NEW LOAN TRANSACTIONS – Loan transaction involving the refinance of existing secured loans or new loan transactions that involve the advancement of funds for purposes other than the payoff of a loan or loans secured by the insured real estate.

Residential – Settlement Fee charged to borrower in a residential refinance or new loan transaction.

Residential VAL-1 – Settlement Fee charged to borrower in a residential refinance or new loan transaction where the transaction qualifies for VAL-1 discount. Charge includes settlement fee, copy charges and overnight charges.

Residential VAL-2 – Settlement Fee charged to borrower in a residential refinance or new loan transaction where the transaction qualifies for VAL-2 discount. Charge includes settlement fee, copy charges, overnight charges and e-doc printing charge.

Commercial – Settlement Fee charged to borrower in a commercial refinance or new loan transaction.

Commercial VAL-1 – Settlement Fee charged to borrower in a commercial refinance or new loan transaction where the transaction qualifies for VAL-1 discount. Charge includes settlement fee, copy charges and overnight charges.

Commercial VAL-2 – Settlement Fee charged to borrower in a commercial refinance or new loan transaction where the transaction qualifies for VAL-2 discount. Charge includes settlement fee, copy charges, overnight charges and e-doc printing charge.

HOME EQUITY – Loan transaction secured by the borrower’s principal residence with advanced funds to borrower that qualify as a home equity or home equity line of credit (“HELOC”) transaction. May or may not include a refinance/payoff of an existed secured loan.

Standard – Settlement Fee charged to borrower in a home equity or HELOC transaction.

Standard VAL-1 – Settlement Fee charged to borrower in a home equity or HELOC transaction that qualifies for the VAL-1 discount. Charge includes settlement fee, copy charges and overnight charges.

Standard VAL-2 – Settlement Fee charged to borrower in a home equity or HELOC transaction that qualifies for the VAL-2 discount. Charge includes settlement fee, copy charges, overnight charges and e-doc printing charge.

REVERSE - Loan transaction secured by the borrower’s principal residence that qualifies as a reverse-mortgage transaction.

Standard – Settlement Fee charged to borrower in a reverse mortgage transaction.

Standard VAL-1 – Settlement Fee charged to borrower in a reverse mortgage transaction that qualifies for the VAL-1 discount. Charge includes settlement fee, copy charges and overnight charges.

Standard VAL-2 – Settlement Fee charged to borrower in a reverse mortgage transaction that qualifies for the VAL-2 discount. Charge includes settlement fee, copy charges, overnight charges and e-doc printing charge.

MISCELLANEOUS CHARGES – Charge for associated services in addition to the Settlement Fee charges set forth hereinabove.

Printing electronic documents – Charge for printing lender’s loan package to be signed by borrower that is received electronically by Cenvoy Southwest, LLC for closing.

Overnight package preparation – Cash – Charge for preparation of overnight package and shipping documents for overnight delivery in a cash transaction.

Overnight package preparation – Loan – Charge for preparation of overnight package and shipping documents for overnight delivery in a loan transaction.

Sub-escrow services – Charges for handling payoffs and Cenvoy Southwest, LLC’S specified charges in a transaction closing by a third party settlement agent.

HOA Estoppel/Packages – Charge to seller in a purchase transaction or borrower in a loan transaction for Cenvoy Southwest, LLC services to obtain Home/Condominium Owner’s Association (“HOA”) account balance/statement, payoff statement and any required association documents.

Copy Charges – Charge to buyer/borrower and seller for copies of all transaction related documents provided to parties.

Subordination fee – Charge to borrower for Cenvoy Southwest, LLC services in connection with obtain a Subordination Agreement from an existing or new lienholder subordinating their lien to another secured loan. Fee does not include the drafting or recording of the Subordination Agreement.

Subordination fee VAL-1 – Charge to borrower for Cenvoy Southwest, LLC services in connection with obtain a Subordination Agreement from an existing or new lienholder subordinating their lien to another secured loan. Fee does not include the drafting or recording of the Subordination Agreement where the transaction qualifies for VAL-1 or VAL-2 discounts.

Manufactured Housing Title – Charges to seller or borrower for Cenvoy Southwest, LLC services in connection with obtaining and/or cancelling the personal property title to a manufactured or modular home so that the property can be classified as real property or personal property as the situation requires. Manufactured Housing Title fee does not include any government or service provider fees associated with title or de-titling the property or any associated recording fees.

Document Management – Bulk Transactions – Charge to buyer/borrower per insured property in a Bulk Transfer for Cenvoy Southwest, LLC services managing the documentation (tracking due diligence materials, preparing and/or collating legal descriptions for transfer/loan documentation) regarding the closing and recording paperwork for the transfer or securitization.

Document Management – Bulk Transactions VAL-1 – Charge to buyer/borrower per insured property in a Bulk Transfer for Cenvoy Southwest, LLC services managing the documentation (tracking due diligence materials, preparing and/or collating legal descriptions for transfer/loan documentation) regarding the closing and recording paperwork for the transfer or securitization.

Document Preparation – Charge for preparation of legal documents, where permitted, in connection with an insured real estate transaction. Charges apply to the appropriate party under a purchase and sale agreement or to the borrower in a loan transaction. Charge is a per-document charge.

Document Preparation VAL-1 – Charge for preparation of legal documents, where permitted, in connection with an insured real estate transaction that qualifies as a VAL-1 or VAL-2 transaction. Charges apply to the appropriate party under the terms of a purchase and sale agreement, as agreed, or to the borrower in a loan transaction. Charge is a per-document charge.

Wire Processing Fee – Charge per outgoing wire in excess of 3 outgoing wires per buyer/borrower or seller.

Technology Fee – Charge per transaction to reimburse Cenvoy Southwest, LLC for integrated technologies charges incurred by Cenvoy Southwest, LLC in connection with any file transaction. Charges are to be split between buyer and seller on a purchase and sale transaction. Charges apply to borrower in a loan transaction.