



ESCROW RATE MANUAL STATE OF ARIZONA

THIS SCHEDULE OF FEES AND CHARGES SUPERSEDES ANY SCHEDULE OF
FEES AND CHARGES PREVIOUSLY DISTRIBUTED AND FILED WITH THE
ARIZONA DEPARTMENT OF FINANCIAL INSTITUTIONS.

EFFECTIVE OCTOBER 17th, 2014

(UNLESS OTHERWISE INDICATED)



A. DEFINITION OF ESCROW AND BASIC ESCROW RATES AND CHARGES

Escrow means any transaction wherein any property, money, written instrument or evidence of title or possession to real or personal property or other thing of value 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 non-performance of a prescribed act when it is then to be delivered by such persons to a grantee, grantor, promisor, obligee, obligor, bailee, bailor, or a designated agent of employee or of any of them. Escrow includes subdivision trusts and account servicing. (Arizona Revised Statutes "A.R.S." 6-801 (4), and any amendments thereto.)

(a). Escrow Agent means any person engaged in the business accepting escrows. (A.R.S. 6-801 (5), and any amendments thereto.) Unless otherwise specified herein, whenever there is a reference to "Escrow Agent", Escrow Agent shall mean Intravest Title Agency, Inc. ("Intravest Title").

(b). Escrow Business means a commercial activity characterized by the regular and continuous carrying on of escrow transactions. (A.R.S. 6-801 (6), and any amendments thereto.)

(c). Fair Value means the full amount of the consideration including any encumbrances in any sale. When a sale is not involved the Fair Value shall be determined as follows: (1) the principal amount of the loan being assumed by the Buyer; and/or (2) from all available information including, but not limited to, the amount of encumbrances, contracts to which the property is subject, and/or assessed value, etc.

(d). The basic escrow fee is based on the Fair Value of the property as defined above in increments of \$10,000.00, including any fractional percentage thereof, in accordance with the applicable Basic Rate Table shown as Exhibit A attached hereto and by this reference made a part hereof. Whenever any fractional percentage of the Fair Value is used, the fee arrived at will be rounded up to the next highest fee increment. For example, if the "Fair Value" is \$125,050.00, the Escrow Service will be based on \$130,000.00.

(e). The calculation of rates shall be rounded up to the nearest dollar amount. For example, the rate is 70% of the applicable rate which is \$1,187. The calculation result is \$830.90 so \$831.00 will be charged.

(f). Unless otherwise noted, the applicable escrow fee(s) shall be determined by the County in which the escrow is handled and not the County where the property is located.

(g). All rates and fees contained herein become effective when approved by the Arizona Department of Financial Institution or by operation of law.



1. ESCROW FEES – 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. This fee shall include overnight/local courier fees and outgoing wire fees which, in the aggregate, do not exceed \$150.00. Aggregate fees in excess of \$150.00 shall be charged based on the actual costs. If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate as applicable. This fee shall not include the cost of an outside and/or mobile notary service.

Regardless of applicable rates and discounts, the sale escrow fee minimum shall be subject to the base rate of:

- \$554.00 for those counties outlined in Exhibit A attached hereto and made a part hereof
- \$400.00 for those counties outlined in Exhibit B attached hereto and made a part hereof
- \$323.00 for those counties outlined in Exhibit C attached hereto and made a part hereof

The minimum charges do not including additional applicable fees such as loan tie-in. Should any rate as set forth herein specify a lower amount than the minimum rates shown above then the minimum rate shall prevail.

2. ESCROW FEE WITH TRANSFER OF TITLE

All escrow transactions where a transfer of title occurs are priced per the escrow fee table set forth herein and are to be split by Buyer and Seller unless otherwise stated in the Purchase/Sales Contract/Escrow Instructions, provided or unless reduced fees are provided set forth in another section of this filing.

3. LOAN TIE-IN FEE-SALE ESCROW WITH NEW LOAN

When combining a sale and a loan escrow covering identical property, the fee for escrow service will be the sale escrow fee plus \$100.00. When there is more than one loan to be processed per transaction, a \$100.00 additional escrow charge shall apply for each additional loan.

4. LOAN ONLY ESCROW FEE

The escrow fee for loan only transactions shall be \$200.00 and shall include settlement statement preparation, reconveyance tracking, payment of up to 3 unsecured obligations, overnight/local courier services, and outgoing wire fees which, in the aggregate, do not exceed \$150.00. Aggregate fees in excess of \$150.00 shall be charged based on the actual costs. If additional charges are applicable, all such additional charges shall be added to the Basic Escrow Rate. Where there is more than one loan in a refinance or loan only transaction a \$100.00 additional escrow charge shall be added for each additional loan. This fee shall not include the cost of an outside and/or mobile notary service.

5. DEED IN LIEU

Transactions involving the preparation of a Deed in Lieu of Foreclosure will be charged a fee of \$350.00.



6. REO PROCESSING FEE

Escrow transactions in which a transfer of title occurs and the property is banked owned, also known as real estate owned (REO), shall incur a fee of \$300.00, which shall be added to the applicable escrow fee price per the escrow fee table contained herein. This fee is to be split between Buyer and Seller, unless otherwise stated in the Purchase/Sales Contract/Escrow Instructions, provided or unless reduced fees are set forth in another section of this filing.

7. SHORT SALE TRANSACTION RATES

The following charges apply in a sale escrow when the subject property is a single-family residence of one to four units or a residential condominium wherein the purchase price is less than the sum of the encumbrances and where the holder(s) of the encumbrances consent to release a security interest in the property without the full payment of the obligation secured (a short sale).

Purchase Price Escrow Charge:

Up to and including \$150,000	\$1,200.00
\$150,001 to \$300,000	\$1,400.00
\$300,001 to \$500,000	\$1,600.00
\$500,001 to \$750,000	\$1,900.00
\$750,001 to \$1,000,000	\$2,100.00

Transactions over \$1,000,000: If an additional charge is to be made, such charge shall be based and quoted upon the costs incurred and the additional responsibility and liability assumed by Intravest Title. The above shown rates shall include unlimited outgoing wire, reconveyance tracking, recording charges, and overnight/local courier fees and loan tie-in fees.

8. EMPLOYEE ESCROW FEE

No charge will be made to employees of Intravest Title, its subsidiaries or affiliated companies, including approved retirees, for escrow services in connection with the financing, refinancing, sale or purchase of the employee's or approved retiree's bona fide primary residence. Waiver of such charges is authorized only in connection with costs which the employee would be obligated to pay, by established custom, as a party to the transaction.

9. GOVERNMENTAL CONTRACTS

Intravest Title reserves the right to tender bids and/or enter into contracts with any and all governmental entities. Those entities shall include, but will not be limited to: FHA, VA, FNMA, FARM and Home Administrations, State, County, City, Towns, Utility Companies, Water Districts, Government sponsored and/or funded organizations and the like. A reduction of 20% to 50% of the applicable escrow fee will be given, depending upon the amount of work involved, the receptive nature of the work and the potential liability. Any such fee shall be given only upon written agreements between the agency involved and Intravest Title.



10. BUILDERS

The Builders portion of the escrow fee in transactions handled in connection with the sale, resale or lease of improved lots or tracts to home buyers will be as follows:

1-50 units	65% of the Basic Escrow Rate
51-200 units	40% of the Basic Escrow Rate
201+ units	25% of the Basic Escrow Rate with a minimum of \$50.00

Said charges shall also apply to escrow transactions for the sale of the personal residence of the developer, builder or subdivider and to escrow transactions handled in connection with the resale of properties that have been acquired by a developer, builder or subdivider as a trade in. A developer or builder is defined as an individual, a group of individuals or any entity whose occupation or purpose is the acquisition and/or development of real property for sale or lease. The occupation or purpose of a subdivider is defined as one who causes land to be subdivided into a subdivision by filing a plat in accordance with statutes pertaining thereto, or who acquires lots or tracts in a filed subdivision, for the purpose of sale or lease. The total 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.

11. CHURCHES OR CHARITABLE NON-PROFIT ORGANIZATIONS

Escrow Agent shall charge 80% of the Basic Escrow Rate to any church, charitable or like non-profit organization; provided, however, said church or charitable organization is duly recognized as such by the United States Department of the Treasury, Internal Revenue Service, and satisfactory evidence of such recognition is submitted to and accepted by Escrow Agent.

12. RELOCATION SERVICES

The escrow fee charged to a relocation company shall be 65% of the applicable fees normally charged for the type of service/transaction requested.

13. SPECIAL SERVICES OR ADDITIONAL WORK CHARGES

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.



14. RECORDING SERVICE FEES

Any transaction involving residential property requiring documents to be recorded with the county recorder's office shall be charged a \$50.00 recording service fee for loan only transactions and a \$75.00 recording service fee for resale and other transactions. The recording service fee for commercial property transactions shall be \$100.00. Said fees shall be considered earned at close of escrow and shall be non-refundable. Intravest Title, however, may accept and use funds provided to Intravest Title with any follow up document, such as reconveyances or releases, which are sent for recording after the close of escrow.

15. TRUSTEE'S RECONVAYANCE

A fee of \$100.00 shall be applied for the issuance of a Deed of Full Release and Reconveyance or a Deed of Partial Release and Reconveyance.

16. MOBILE HOMES

Manufacture's State of Origin ("MSO") Fee will be charged at \$250.00. This includes obtaining MSO and Affidavit and filing with Motor Vehicle Department. A fee of \$150 will be charged for affixture filing and recording.

17. PROPERTY INSPECTION

A property inspection fee of \$100.00 will be charged per inspection for properties lying within Maricopa County. For all other counties in Arizona, a fee of \$150.00 shall apply.

18. FILE TRANSFER FEE

If an escrow is requested to be transferred to another escrow company, a transfer fee of \$250.00 may be imposed on the escrow company to which the file is being transferred.

19. ESCROW ONLY TRANSACTIONS

In the event Escrow Agent shall handle a transaction that does not involve the transfer of title, an escrow fee shall be applied in an amount equal to two times the amount of the regular escrow fee.

20. RIGHT TO DECLINE TO HANDLE

Intravest Title reserves the right to decline to handle any escrow transaction that it is either unable or unwilling to undertake.



B. COMMERCIAL/INVESTOR ESCROW RATES

1. BASIC COMMERCIAL/INVESTOR RATE

This rate is available to builders, contractors, developers, licensed real estate professionals and other individuals, groups of individuals or entities customarily engaged in real estate investments for the production of income and profit, wherein they are the Buyer, Borrower or Seller. This rate is applicable only to the escrow fees which are being paid by the investor. The charge will be 70% of the Basic Escrow Rate up to \$1,000,000.00.

The commercial/investor rate shall be increased based upon the following increases of liability:

LIABILITY/INSURED AMOUNT	RATE
Up to \$1,000,000.00	70% of Basic Escrow Rate
\$1,000,001.00 to \$3,000,000.00	65% of Basic Escrow Rate
\$3,000,001.00 to \$5,000,000.00	60% of Basic Escrow Rate
\$5,000,001.00 to \$10,000,000.00	\$3,500.00
\$10,000,001.00 to \$15,000,000.00	\$4,000.00
\$15,000,001.00 to \$20,000,000.00	\$4,500.00
\$20,000,001.00 to \$20,000,001.00	\$5,000.00

2. NON-RESIDENTIAL LOAN RATES

In any commercial loan-only transaction, regardless of whether or not there are any existing loan(s) to be paid off, where all loan documents are provided by the Lender, the escrow fee shall be as follows:

LIABILITY/LOAN AMOUNT	ESCROW FEE
Up to \$1,000,000.00	\$500.00
\$1,000,001.00 to \$5,000,000.00	\$1,000.00
\$5,000,001.00 to \$10,000,000.00	\$2,000.00
\$10,000,001.00 and higher	\$3,000.00

3. SUBDIVISION DISCLOSURE REPORTS “PUBLIC REPORTS” – OUTSIDE ESCROW & TITLE INSURANCE

The Arizona Department of Real Estate requires anyone who offers 6 or more lots for sale or lease to file for a “Public Report” prior to the close of escrow of the retail lots. Should the Builder/ Developer/ Investor use the title and/or escrow services of Intravest Title Agency, Inc. to close the retail lot sales, the rate will be a negotiated rate. In the event the Builder/Developer/Investor decides not to use Intravest Title Agency, Inc., the charges will be billed at a negotiated rate with a minimum of 50 hours required. These rates cover both expedited and regular public report filings and will include obtaining Lot Reservation and/or Conditional Sales approval prior to public report approval, if applicable. In addition we can also assist a Builder/Developer/Investor with filing an amendment to their existing public report and/or a Subsequent Owner Exemption for a flat rate of \$350.00.



C. MISCELLANEOUS ESCROW CHARGES AND FEES

1. ESCROW HOLDBACK

The charge for setting up an account to hold funds after the Close of Escrow shall be \$250.00. In the event there is a dispute as to the disbursement of funds, there shall be an additional monthly fee assessed in the amount of \$25.00 per month until the then remaining balance is disbursed beginning the first day after expiration of the Holdback Agreement document.

2. ABANDONED OR DORMANT FUNDS FEE

This fee shall apply when funds are remaining in the escrow account due to the payee’s failure to negotiate a check provided as payment or fails to claim the funds belonging to Payee that remain in the account. 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 Payee that remains in escrow.

A dormant fee of \$25.00 per month shall accrue for each month or fraction thereof that any undisbursed funds remain in escrow for more than 90 days after the issuance of the check or close of escrow, whichever is later. The fees will be deducted from any funds held prior to disbursement and until such time as any remaining funds are escheated to the State.

3. MISCELLANEOUS ESCROW/SERVICING FEES

Description	Fee
Cancelled Check	\$30.00 per incident
Non-Sufficient Funds Checks	\$25.00 per incident
Payment of unsecured debt*	\$10.00 per check
Outgoing Wire Fee	\$20.00 per wire
Check Replacement	\$25.00 per incident
Overnight/Local Courier Delivery Charge	\$30.00 per incident
Reconveyance Tracking and Processing Fee	\$75.00 per payoff

*Unsecured is any obligation being paid through escrow that is not secured to the subject property.

4. ABBREVIATED ESCROW OR SUB-ESCROW RATE: 1 to 4 SINGLE FAMILY RESIDENCE – RESIDENTIAL

Abbreviated or sub-escrow services may be provided separately or in support of a primary escrow holder or institutional lender.

An abbreviated escrow may be provided at a charge of \$150.00 if a transaction involves the following escrow duties:

1. Receipt and disbursement of funds;
2. Acceptance and recordation of documents; and/or
3. Typing of conveyance deeds as may be required by a lender in connection with a new loan or at the request of a customer, and not requiring title insurance.

The fee shall be \$150.00. When additional services are requested, there shall be an additional charge of \$100.00 per hour, with a minimum charge of \$100.00, plus \$50.00 per each additional half-hour or fraction thereof.



5. NEGOTIATED RATE

Under certain circumstances, Intravest Title reserves the right to negotiate fees. Any such negotiated rate agreement must be approved in writing and signed by all pertinent parties. A copy of the agreement shall be on file with Intravest Title.

6. ACCELERATED ESCROW RATE

At Intravest Title's discretion, an additional fee of \$250.00 may be charged on any transaction that is processed within a three-business day period at the request of the customer.

7. INTEREST BEARING ACCOUNT

There may be a charge of \$50.00 to any party in a transaction requesting their funds be deposited in an interest bearing account. This fee will cover setting up the interest bearing account. This charge is non-refundable.

8. PUBLIC SERVANT RATE

This rate is available to any Public Servant. A Public Servant includes but is not limited to police officers, fire fighters, emergency medical personnel, active duty military and veterans, National Guard and Red Cross employees, teachers and other everyday heroes who provide quality services to the public. The person requesting the rate must present proof of employment or active duty status. The charge will be 80% of the Basic Escrow Rate.

9. 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 \$100.00 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.

10. CORPORATE RELOCATION RATE

This rate is available to individuals through association with their employer or their employer's relocation company when the employee is being relocated by his/her employer, and shall be extended to the employer or employer's relocation company only if the transferred employee has already conveyed title to the employer or relocation company. This rate shall apply only to transactions involving the purchase or resale of an employee's primary residence and only to the relocated employee's share of the Basic Escrow Rate. The charge will be 70% of the Basic Escrow Rate.

11. BASIC CHARGE (LEASEHOLD)

The Leasehold Escrow Rate (other than oil, gas or mineral leases) shall be 100% of the Basic Escrow Rate, based upon the fair value of the property leased or the total amount of the lease payments, whichever is less.

The charge for oil, gas or mineral lease estate escrows shall be 200% of the Basic Escrow Rate.



**EXHIBIT A
SCHEDULE OF BASIC ESCROW FEES
MARICOPA & PINAL COUNTIES**

TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE	TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE	TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE
\$0 - \$100,000.00	\$554.00	\$410,000.00	\$951.00	\$720,000.00	\$1,292.00
\$110,000.00	\$568.00	\$420,000.00	\$963.00	\$730,000.00	\$1,303.00
\$120,000.00	\$583.00	\$430,000.00	\$975.00	\$740,000.00	\$1,313.00
\$130,000.00	\$597.00	\$440,000.00	\$987.00	\$750,000.00	\$1,324.00
\$140,000.00	\$611.00	\$450,000.00	\$1,000.00	\$760,000.00	\$1,335.00
\$150,000.00	\$626.00	\$460,000.00	\$1,012.00	\$770,000.00	\$1,345.00
\$160,000.00	\$640.00	\$470,000.00	\$1,024.00	\$780,000.00	\$1,356.00
\$170,000.00	\$654.00	\$480,000.00	\$1,036.00	\$790,000.00	\$1,366.00
\$180,000.00	\$668.00	\$490,000.00	\$1,048.00	\$800,000.00	\$1,377.00
\$190,000.00	\$683.00	\$500,000.00	\$1,060.00	\$810,000.00	\$1,387.00
\$200,000.00	\$697.00	\$510,000.00	\$1,071.00	\$820,000.00	\$1,398.00
\$210,000.00	\$709.00	\$520,000.00	\$1,081.00	\$830,000.00	\$1,408.00
\$220,000.00	\$721.00	\$530,000.00	\$1,092.00	\$840,000.00	\$1,419.00
\$230,000.00	\$733.00	\$540,000.00	\$1,102.00	\$850,000.00	\$1,430.00
\$240,000.00	\$745.00	\$550,000.00	\$1,113.00	\$860,000.00	\$1,440.00
\$250,000.00	\$758.00	\$560,000.00	\$1,123.00	\$870,000.00	\$1,451.00
\$260,000.00	\$770.00	\$570,000.00	\$1,134.00	\$880,000.00	\$1,461.00
\$270,000.00	\$782.00	\$580,000.00	\$1,144.00	\$890,000.00	\$1,472.00
\$280,000.00	\$794.00	\$590,000.00	\$1,155.00	\$900,000.00	\$1,482.00
\$290,000.00	\$806.00	\$600,000.00	\$1,166.00	\$910,000.00	\$1,493.00
\$300,000.00	\$818.00	\$610,000.00	\$1,176.00	\$920,000.00	\$1,504.00
\$310,000.00	\$830.00	\$620,000.00	\$1,187.00	\$930,000.00	\$1,514.00
\$320,000.00	\$842.00	\$630,000.00	\$1,197.00	\$940,000.00	\$1,525.00
\$330,000.00	\$854.00	\$640,000.00	\$1,208.00	\$950,000.00	\$1,535.00
\$340,000.00	\$866.00	\$650,000.00	\$1,218.00	\$960,000.00	\$1,546.00
\$350,000.00	\$879.00	\$660,000.00	\$1,229.00	\$970,000.00	\$1,556.00
\$360,000.00	\$891.00	\$670,000.00	\$1,240.00	\$980,000.00	\$1,567.00
\$370,000.00	\$903.00	\$680,000.00	\$1,250.00	\$990,000.00	\$1,577.00
\$380,000.00	\$915.00	\$690,000.00	\$1,261.00	\$1,000,000.00	\$1,588.00
\$390,000.00	\$927.00	\$700,000.00	\$1,271.00		
\$400,000.00	\$939.00	\$710,000.00	\$1,282.00		

TRANSACTION AMOUNTS IN EXCESS OF \$1 MILLION AND UP TO \$5 MILLION SHALL BE CALCULATED BY ADDING \$10.00 FOR EACH \$10,000 OVER \$1 MILLION (OR FRACTION THEREOF) WHICH IS THEN ADDED TO THE BASE RATE AS SHOWN ABOVE. TRANSACTION AMOUNTS IN EXCESS OF \$5 MILLION SHALL BE CALCULATED AT \$7.00 PER \$10,000 OVER \$5 MILLION (OR FRACTION THEREOF) WHICH IS THEN ADDED TO THE PREVIOUSLY CALCULATED \$1-5 MILLION RATE.



**EXHIBIT B
SCHEDULE OF BASIC ESCROW FEES**

APACHE, COCHISE, COCONINO, GILA, NAVAJO, PIMA, SANTA CRUZ & YAVAPAI COUNTIES

TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE	TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE	TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE
\$0 - \$30,000.00	\$400.00	\$360,000.00	\$770.00	\$690,000.00	\$1,100.00
\$40,000.00	\$450.00	\$370,000.00	\$780.00	\$700,000.00	\$1,110.00
\$50,000.00	\$460.00	\$380,000.00	\$790.00	\$710,000.00	\$1,120.00
\$60,000.00	\$470.00	\$390,000.00	\$800.00	\$720,000.00	\$1,130.00
\$70,000.00	\$480.00	\$400,000.00	\$810.00	\$730,000.00	\$1,140.00
\$80,000.00	\$490.00	\$410,000.00	\$820.00	\$740,000.00	\$1,150.00
\$90,000.00	\$500.00	\$420,000.00	\$830.00	\$750,000.00	\$1,160.00
\$100,000.00	\$510.00	\$430,000.00	\$840.00	\$760,000.00	\$1,170.00
\$110,000.00	\$520.00	\$440,000.00	\$850.00	\$770,000.00	\$1,180.00
\$120,000.00	\$530.00	\$450,000.00	\$860.00	\$780,000.00	\$1,190.00
\$130,000.00	\$540.00	\$460,000.00	\$870.00	\$790,000.00	\$1,200.00
\$140,000.00	\$550.00	\$470,000.00	\$880.00	\$800,000.00	\$1,210.00
\$150,000.00	\$560.00	\$480,000.00	\$890.00	\$810,000.00	\$1,220.00
\$160,000.00	\$570.00	\$490,000.00	\$900.00	\$820,000.00	\$1,230.00
\$170,000.00	\$580.00	\$500,000.00	\$910.00	\$830,000.00	\$1,240.00
\$180,000.00	\$590.00	\$510,000.00	\$920.00	\$840,000.00	\$1,250.00
\$190,000.00	\$600.00	\$520,000.00	\$930.00	\$850,000.00	\$1,260.00
\$200,000.00	\$610.00	\$530,000.00	\$940.00	\$860,000.00	\$1,270.00
\$210,000.00	\$620.00	\$540,000.00	\$950.00	\$870,000.00	\$1,280.00
\$220,000.00	\$630.00	\$550,000.00	\$960.00	\$880,000.00	\$1,290.00
\$230,000.00	\$640.00	\$560,000.00	\$970.00	\$890,000.00	\$1,300.00
\$240,000.00	\$650.00	\$570,000.00	\$980.00	\$900,000.00	\$1,310.00
\$250,000.00	\$660.00	\$580,000.00	\$990.00	\$910,000.00	\$1,320.00
\$260,000.00	\$670.00	\$590,000.00	\$1,000.00	\$920,000.00	\$1,330.00
\$270,000.00	\$680.00	\$600,000.00	\$1,010.00	\$930,000.00	\$1,340.00
\$280,000.00	\$690.00	\$610,000.00	\$1,020.00	\$940,000.00	\$1,350.00
\$290,000.00	\$700.00	\$620,000.00	\$1,030.00	\$950,000.00	\$1,360.00
\$300,000.00	\$710.00	\$630,000.00	\$1,040.00	\$960,000.00	\$1,370.00
\$310,000.00	\$720.00	\$640,000.00	\$1,050.00	\$970,000.00	\$1,380.00
\$320,000.00	\$730.00	\$650,000.00	\$1,060.00	\$980,000.00	\$1,390.00
\$330,000.00	\$740.00	\$660,000.00	\$1,070.00	\$990,000.00	\$1,400.00
\$340,000.00	\$750.00	\$670,000.00	\$1,080.00	\$1,000,000.00	\$1,410.00
\$350,000.00	\$760.00	\$680,000.00	\$1,090.00		

TRANSACTION AMOUNTS IN EXCESS OF \$1 MILLION AND UP TO \$5 MILLION SHALL BE CALCULATED BY ADDING \$8.00 FOR EACH \$10,000 OVER \$1 MILLION (OR FRACTION THEREOF) WHICH IS THEN ADDED TO THE BASE RATE AS SHOWN ABOVE. TRANSACTION AMOUNTS IN EXCESS OF \$5 MILLION SHALL BE CALCULATED AT \$7.00 PER \$10,000 OVER \$5 MILLION (OR FRACTION THEREOF) WHICH IS THEN ADDED TO THE PREVIOUSLY CALCULATED BASIC ESCROW RATE AND \$1-5 MILLION RATE.



**EXHIBIT C
SCHEDULE OF BASIC ESCROW FEES**

GRAHAM, GREENLEE, LA PAZ, MOHAVE & YUMA COUNTIES

TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE	TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE	TRANSACTION AMOUNT UP TO AND INCLUDING	ESCROW FEE
\$0 - \$30,000.00	\$323.00	\$360,000.00	\$663.00	\$690,000.00	\$993.00
\$40,000.00	\$343.00	\$370,000.00	\$673.00	\$700,000.00	\$1,003.00
\$50,000.00	\$353.00	\$380,000.00	\$683.00	\$710,000.00	\$1,013.00
\$60,000.00	\$363.00	\$390,000.00	\$693.00	\$720,000.00	\$1,023.00
\$70,000.00	\$373.00	\$400,000.00	\$703.00	\$730,000.00	\$1,033.00
\$80,000.00	\$383.00	\$410,000.00	\$713.00	\$740,000.00	\$1,043.00
\$90,000.00	\$393.00	\$420,000.00	\$723.00	\$750,000.00	\$1,053.00
\$100,000.00	\$403.00	\$430,000.00	\$733.00	\$760,000.00	\$1,063.00
\$110,000.00	\$413.00	\$440,000.00	\$743.00	\$770,000.00	\$1,073.00
\$120,000.00	\$423.00	\$450,000.00	\$753.00	\$780,000.00	\$1,083.00
\$130,000.00	\$433.00	\$460,000.00	\$763.00	\$790,000.00	\$1,093.00
\$140,000.00	\$443.00	\$470,000.00	\$773.00	\$800,000.00	\$1,103.00
\$150,000.00	\$453.00	\$480,000.00	\$783.00	\$810,000.00	\$1,113.00
\$160,000.00	\$463.00	\$490,000.00	\$793.00	\$820,000.00	\$1,123.00
\$170,000.00	\$473.00	\$500,000.00	\$803.00	\$830,000.00	\$1,133.00
\$180,000.00	\$483.00	\$510,000.00	\$813.00	\$840,000.00	\$1,143.00
\$190,000.00	\$493.00	\$520,000.00	\$823.00	\$850,000.00	\$1,153.00
\$200,000.00	\$503.00	\$530,000.00	\$833.00	\$860,000.00	\$1,163.00
\$210,000.00	\$513.00	\$540,000.00	\$843.00	\$870,000.00	\$1,173.00
\$220,000.00	\$523.00	\$550,000.00	\$853.00	\$880,000.00	\$1,183.00
\$230,000.00	\$533.00	\$560,000.00	\$863.00	\$890,000.00	\$1,193.00
\$240,000.00	\$543.00	\$570,000.00	\$873.00	\$900,000.00	\$1,203.00
\$250,000.00	\$553.00	\$580,000.00	\$883.00	\$910,000.00	\$1,213.00
\$260,000.00	\$563.00	\$590,000.00	\$893.00	\$920,000.00	\$1,223.00
\$270,000.00	\$573.00	\$600,000.00	\$903.00	\$930,000.00	\$1,233.00
\$280,000.00	\$583.00	\$610,000.00	\$913.00	\$940,000.00	\$1,243.00
\$290,000.00	\$593.00	\$620,000.00	\$923.00	\$950,000.00	\$1,253.00
\$300,000.00	\$603.00	\$630,000.00	\$933.00	\$960,000.00	\$1,263.00
\$310,000.00	\$613.00	\$640,000.00	\$943.00	\$970,000.00	\$1,273.00
\$320,000.00	\$623.00	\$650,000.00	\$953.00	\$980,000.00	\$1,283.00
\$330,000.00	\$633.00	\$660,000.00	\$963.00	\$990,000.00	\$1,293.00
\$340,000.00	\$643.00	\$670,000.00	\$973.00	\$1,000,000.00	\$1,303.00
\$350,000.00	\$653.00	\$680,000.00	\$983.00		

TRANSACTION AMOUNTS IN EXCESS OF \$1 MILLION AND UP TO \$5 MILLION SHALL BE CALCULATED BY ADDING \$8.00 FOR EACH \$10,000 OVER \$1 MILLION (OR FRACTION THEREOF) WHICH IS THEN ADDED TO THE BASE RATE AS SHOWN ABOVE. TRANSACTION AMOUNTS IN EXCESS OF \$5 MILLION SHALL BE CALCULATED AT \$7.00 PER \$10,000 OVER \$5 MILLION (OR FRACTION THEREOF) WHICH IS THEN ADDED TO THE PREVIOUSLY CALCULATED BASIC ESCROW RATE AND \$1-5 MILLION RATE.