

DHI TITLE OF WASHINGTON

ESCROW RATE SCHEDULE

Counties of King, Pierce and Snohomish

EFFECTIVE: MARCH 11, 2019

DHI Title of Washington

Schedule of Escrow Fees

Effective March 11, 2019

All fees and charges contemplated by this Schedule shall be rounded up to the next dollar at each calculation except as otherwise expressly provided. Any reference to “per \$1,000 of liability” shall mean and include “per \$1,000 of liability and any portion thereof.”

All fees are subject to applicable sales tax.

DEFINITIONS:

Basic Escrow Fee means the fee in Appendix A based on the Fair Value of the property subject to the escrow transaction.

Basic Escrow Services means the primary escrow services, including but not limited to:

- document preparation;
- electronic document download and printing;
- receipt of incoming funds and issuance of disbursements, including credit card payoffs, whether by check or wire transfer, including associated wire transfer fees;
- overnight delivery, including associated overnight delivery fees;
- standard courier services;
- notary fees and signing services where the signing occurs in the office handling the escrow or an office of the Company located in Washington during that office’s business hours; and
- reconveyance tracking.

Basic Escrow Services do not include the following services, the fees for which are set forth below in Section 6, Miscellaneous Services:

- notary fees and signing services except as expressly indicated above;
- check(s) returned due to insufficient funds;
- interest bearing account set-up;
- sub-escrow services;
- funds held in escrow over 90 days after either close of escrow or estimated close of escrow (does not apply to holdbacks);
- fees for services obtained from a third party (other than the Company) and not otherwise specifically included in the definition of Basic Escrow Services;
- specially retained messenger service to accommodate or comply with the instructions of the parties in a specific transaction for which the Company is invoiced based on the individual service request;
- mobile home title transfer/elimination fees;
- recording fees; or
- transfer tax, sales tax, or any other governmental fees or charges.

Fair Value means the sale price, including any encumbrances being assumed by the buyer, except that where no sale is involved, the Fair Value is determined based on available information, but in no event is less than the sum of all the monetary encumbrances to which the title is subject.

Residential means improved one-to-four family residences.

1. FEE FOR UNUSUAL SERVICES/SERVICES NOT SCHEDULED HEREIN.

When escrow services are requested under conditions for which no fee has been provided in this Schedule, a fee shall be charged which in the opinion of the Company appears to be consistent with the general pricing procedures as set forth herein. Additional or different fees will be charged when unusual conditions are encountered and for special services requested. The party or entity obligated to pay all or any portion of the excess charges must consent to those charges in writing prior to closing. Consent includes the parties approval of the settlement statement.

2. SALE ESCROW FEE

The fee for Basic Escrow Services for a sale transaction is 100% of the Basic Escrow Fee, subject to modification as expressly provided in this Schedule.

3. REFINANCE ESCROW FEE

The fee for Basic Escrow Services is \$450 for a transaction where either (a) an existing mortgage or deed of trust secured by the property is being satisfied and a new loan secured by the property is being obtained or (b) a new mortgage or deed of trust is secured by a property that the borrower previously owned free and clear from encumbrances.

4. SUBDIVIDER FEE

The fee set forth in this section applies to Basic Escrow Services when the subject property is zoned as residential, multi-family, or mixed use property that is already subdivided into multiple parcels and/or lots/units. The fee shall be \$100 for the party developing the project or selling the lots/units after development, and the fee for the other party to the transaction shall be 50% of the Basic Escrow Fee.

5. MISCELLANEOUS ESCROWS

(a) Additional Mortgages.

The fee for Basic Escrow Services for a concurrent mortgage that is not taking first mortgage lien position shall be \$250 per mortgage, with the exception of those concurrent mortgages associated with formal down payment assistance programs, also referred to as bond loans.

(b) Sub-Escrow.

The fee for sub-escrow services, consisting only of standard next day courier services, wire transfers, credit card payoffs and reconveyance/tracking, is \$200.

(c) Competitor Fees.

The Company may elect to match any documented escrow fee quote from a competitive title and/or escrow company in the same county if it was issued within one year of the closing date of the current transaction.

6. MISCELLANEOUS SERVICES

The items below are to be charged when the additional service is expressly included in the description of the applicable escrow services.

| Type of Service | Fee |
|---|---|
| Out of office document signing services (including all applicable notary fees) | Up to \$150 |
| Short Sale – A short sale seller fee shall be added to applicable short sale escrow transactions. | \$300 |
| 1031 Exchange Escrow Processing | Up to \$300 per exchange component |
| Fees for services obtained from a third party (other than the Company), including but not limited to mobile home title transfer or elimination charges, or those otherwise imposed by a governmental entity and for which a specific fee or charge is not assigned for the individual service in this Schedule. | Actual charge by the third party provider or governmental entity, other than recording fees in Residential transactions |

APPENDIX A
BASIC ESCROW FEES

| Amount of Insurance | Escrow Rate |
|----------------------------|---|
| \$0 - \$100,000 | \$1200 |
| \$100,001 - \$200,000 | \$1300 |
| \$200,001 - \$300,000 | \$1500 |
| \$300,001 - \$400,000 | \$1800 |
| \$400,001 - \$500,000 | \$2000 |
| \$500,001 - \$600,000 | \$2100 |
| \$600,001 - \$700,000 | \$2200 |
| \$700,001 - \$800,000 | \$2300 |
| \$800,001 - \$900,000 | \$2350 |
| \$900,001 - \$1,000,000 | \$2400 |
| \$1,000,001 - \$2,000,000 | \$2750 |
| Over \$2,000,000 | Add \$200 For Every \$250,000 of Insurance |