



Commercial Escrow Rates

King, Snohomish, and Pierce County Properties

Effective: June 12, 2008

• purchase/sale

\$0.00 - \$500,000
 \$500,001-\$1,000,000
 \$1,000,001-\$1,500,000
 \$1,500,001-\$2,000,000
 Over \$2,000,000

*plus tax

Half

\$ 750*
 \$ 825*
 \$ 900*
 \$1000*
 \$1000*[§]

§plus a negotiated fee based on the services requested.

Full

\$1500*
 \$1650*
 \$1800*
 \$2000*
 \$2000*[§]

• refinance

\$0.00 - \$500,000
 \$500,001-\$1,000,000
 \$1,000,001-\$1,500,000
 \$1,500,001-\$2,000,000
 Over \$2,000,000

*plus tax

\$ 750*
 \$ 850*
 \$1000*
 \$1250*
 \$1250*[§]

§plus a negotiated fee based on the services requested.

• services

Services that may incur additional charges to the customer include:

- Outside Signing Fee \$100.00 plus tax
- Reconveyance Tracking Services \$170.00 plus tax less any recording or reconveyance fees listed on the payoff statement, minimum charge of \$20.00 plus tax.
- Preparation of Ancillary Documents \$150.00 plus tax
- Elimination of MHU Certificate of Title \$250.00 plus tax
- Section 1031 Facilitator Coordination \$150.00 plus tax
- Wire, Delivery Services, Express Mail \$ 40.00 each plus tax
- Recording Fees as charged by county

• disclaimer

The Company reserves the right to request additional escrow charges where unusual services or costs to the Company will be required to comply with the instructions of the parties. If that occurs, the customer will be informed and provided an opportunity to cancel the request or make alternative arrangements. Examples include: (1) assumption of post-closing responsibilities to hold and disburse a sum held back for a defined purpose, (2) assumption of additional document preparation responsibilities other than the sale and purchase money mortgage, (3) receipt of lender document by digital deliver that requires the Company to extract, print and organize the documents for the lender, (4) an extraordinary amount of overnight deliveries, (5) an extraordinary amount of payoffs for debts that are not liens on the land, or (6) filing UCC financing statements.

The Company may offer reduced rates for governmental entities or charitable organizations.

The Company may offer reduced builder seller rates if they are disclosed in the purchase and sale agreement.

Effective: July 26, 2009