

Real Property Sale Escrow Rates King, Snohomish and Pierce County Properties

Filing Effective: July 18, 2011

	<u>Half</u>	<u>Full</u>
\$0.00 - \$100,000	\$400	\$800
\$100,001-\$200,000	\$500	\$1000
\$200,001-\$300,000	\$600	\$1200
\$300,001-\$400,000	\$700	\$1400
\$400,001-\$500,000	\$750	\$1500
\$500,001-\$600,000	\$800	\$1600
\$600,001-\$700,000	\$850	\$1700
\$700,001-\$800,000	\$900	\$1800
\$800,001-\$900,000	\$950	\$1900
\$900,001-\$1,000,000	\$1000	\$2000

An additional escrow fee for transactions exceeding \$1 Million will be negotiated with the parties in advance based upon the particular services requested.

All escrow fees are subject to Washington State tax that varies by office location.

Charges for additional services:

- Charges Incurred by Rainier Title due to Mobile Signing Services. There is no charge for signing appointments within Rainier Title offices or mobile signings that may be reasonably coordinated by available Rainier Title personnel.
- Reconveyance Tracking Services - \$170.00, less the amount of any recording or reconveyance fees shown on the lender's payoff statement that are paid with the payoff; minimum charge of \$20.00.
- Preparation of Ancillary Conveyance Documents - \$150.00
- Elimination of MHU Certificate of Title - \$250.00
- Section 1031 Facilitator Coordination - \$150.00

Rainier Title reserves the right to request additional charges where unusual services or costs 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) post-closing responsibilities to hold and disburse a sum held back for a defined purpose, (2) unusual document preparation, (3) receipt of lender documents by digital delivery that requires the Company to extract, print and organize the documents for the lender, (4) expedited delivery services, (5) payoffs for debts that are not liens on the land, or (6) filing UCC financing documents.

Rainier Title may offer reduced rates for governmental entities or charitable organizations. Rainier Title may offer reduced rates negotiated by developers or builders based upon volume efficiencies. The escrow charges for commercial property transactions will be negotiated based upon the services that are requested. Rainier Title reserves the right to match any written escrow rate quote provided by a competitor for escrow services to be performed within this area.