

# RAINIER TITLE, LLC

## ESCROW RATES FOR THE STATE OF WASHINGTON EFFECTIVE SEPTEMBER 1, 2019

### A RESIDENTIAL SALES

SALES PRICE	HALF FEE	FULL FEE
\$1-\$100,000	\$ 600.00	\$1,200.00
\$100,000-\$200,000	\$ 650.00	\$1,300.00
\$200,001-\$300,000	\$ 750.00	\$1,500.00
\$300,001-\$400,000	\$ 875.00	\$1,750.00
\$400,001-\$500,000	\$ 975.00	\$1,950.00
\$500,001-\$600,000	\$1,025.00	\$2,050.00
\$600,001-\$700,000	\$1,075.00	\$2,150.00
\$700,001-\$800,000	\$1,150.00	\$2,300.00
\$800,001-\$900,000	\$1,200.00	\$2,400.00
\$900,001-\$1,000,000	\$1,250.00	\$2,500.00
\$1,000,001-\$2,000,000	\$1,325.00	\$2,650.00
\$2,000,001-\$3,000,000	\$1,600.00	\$3,200.00
\$3,000,001-\$4,000,000	\$1,900.00	\$3,800.00
\$4,000,001-\$5,000,000	\$2,050.00	\$4,100.00

Over \$5,000,000 fees will be negotiated based on work provided with  
A minimum fee of \$4,500.00.

### B. RESIDENTIAL REFINANCE/BRIDGE LOAN

The charge for escrow services provided in connection with the refinance of a residential property shall be \$525.00 up to and including a loan amount of \$1,000,000.00. The fee for escrow services provided on loans over \$1,000,000.00 will be negotiated based on the complexity and the work involved with a minimum fee of \$600.00. The escrow fee under this section will include one outside courtesy signing, if needed.

### C. BUILDER RATE

For customers having sales or purchases of lots or sales of newly constructed or rehabilitated residential units in a single plat or condominium, the escrow fee for the builder side of the transaction will be a minimum of \$300.00. The other side of the transaction will be subject to the standard residential escrow rates referenced in Section A above. To qualify for this rate, the builder must disclose the rate in their Purchase and Sale Agreement.

### D. SECOND MORTGAGE RATES

The escrow fee for a simultaneous second mortgage/Home Equity Line of Credit that requires a separate settlement statement from the first shall be \$250.00.

### E. CHARITABLE OR NON-PROFITS

The company reserves the right to reduce any rates herein with if the party being charged is a charitable or non-profit entity.

### F. VETERAN'S DISCOUNT

All service members, active and non-active, of the United States Armed Forces will have a discount on a purchase escrow. The discount is applied equally to both sides of the transaction, a total of \$100 or \$50 per side.

### G. COMMERCIAL AND SPECIAL PROJECTS.

Commercial and or special projects will be quoted and charged based on the complexity and the work involved.

### H. MISCELLANEOUS FEES.

1. Sub Escrow Fee	\$150.00
2. Reconveyance Fee	\$260.00
3. Reconveyance Tracking Fee	\$ 40.00
4. Outside Signing Fee (up to)	\$150.00
5. Out of State Signing Fee (up to)	\$300.00

## I. ADDITIONAL WORK CHARGES.

1. 1031 Facilitator Coordination	up to \$250.00
2. Holdback Fee	up to \$350.00
3. Elimination of MHU Cert. of Title	up to \$250.00
4. Short Sale Fee (Per Side)	up to \$300.00
5. Preparation of Ancillary LPO documents	up to \$150.00
6. Seller Financing	up to \$300.00
7. Preparation and filing of Foreign Investment In Real Property Tax Act documentation	up to \$250.00*

\*Rainier Title reserves the right to adjust the fee to compensate for the amount of work involved and liability incurred.

## J. WASHINGTON STATE SALES TAX.

All escrow fees, work charges and any other fees disclosed in this schedule are subject to Washington State Sales Tax

## K. ADDITIONAL WORK FEES:

Rainier Title reserves the right to request additional charges where unusual services or costs will be required to comply with the instruction of the parties. If this occurs, the customer will be informed and provided an opportunity to cancel the request or make alternative arrangements.

## L. COMPETITOR RATES.

Rainier Title, LLC reserves the right to match the written escrow fee rate quote from a competitive title and or escrow company.