



AEGIS LAND TITLE GROUP

November 22, 2021

Rates and Forms Division
Office of the Insurance Commissioner
5000 Capital Blvd
Tumwater, WA 98501

RE: AEGIS Land Title Group

To whom it may Concern:

Enclosed is the new Escrow Rate Schedule for AEGIS Land Title Group effective January 1, 2022.

Regards,

Paul A Hofmann
President



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Schedule of Residential Escrow Charges **Performed by The AEGIS Land Title Group within the State of** **Washington**

Effective Date: January 1, 2022

Residential Escrow Rate Schedule:

See Attached Table "A" for Snohomish, King, Pierce, Thurston & Kitsap Counties.

See Attached Table "B" all other Counties

All charges for escrow services of the Company are subject to Washington State Sales Tax at the appropriate rate for each jurisdiction.

The basic residential escrow charge shown in the **Tables Below** includes costs incurred and services performed including surface mail and regularly scheduled courier delivery, wire transfers, normal document preparation for the primary transaction, receipt of digital documents by e-mail and signing appointments conducted by Company personnel at Company office locations.

1. Not for Profit Rate: The Company may offer reduced rates for governmental entities or other qualified 501(c)3 organizations.
2. Builder (multiple) Coverage Rate: A reduced rate may be charged for customers who have volume sales in a single subdivision or condominium, and for customers who, based on work performed, may have negotiated volume sales of residential homes or apartments built for sale or lease.
3. Volume Lender Rate: A reduced rate may be charged for lender customers who have a high volume of refinance transactions from a single transaction management location. The rate may be negotiated based on work & services performed.
4. Governmental Discount: When a governmental entity requests escrow closing services, the amount of the fee charged shall be negotiated based on the anticipated amount of work necessary for the completion of the request.
5. Investor Discount: When a party is acquiring or selling a non-owner-occupied property for investment purposes up to a 50% discount of the applicable rate in **Table "A"** may be applied. This rate does not apply to REO transactions. The discounted escrow fee for the corresponding side shall be



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based on one-half of the escrow fees as set forth in **Table "A."**

6. **Second mortgage Rates:** When a second mortgage transaction is conducted concurrent with a first mortgage transaction, the escrow fee for the second mortgage transaction may be charged of up to \$300.
7. **Sub-Escrow Fee:** Sub-escrow fees may be determined by the number of payoffs required for the settlement process. The Sub-escrow fee is a minimum of \$100 and will include one payoff. An additional escrow charge of up to \$50 may be charged for each additional payoff.
8. **Additional Work Charges:** AEGIS Land Title Group reserves the right to charge additional fees to compensate for excessive work or increased liability.
9. A mobile home with title elimination and/or title transfer will incur a minimum additional charge of \$250 with a maximum additional charge of \$500.
10. If a second Settlement Statement (HUD1 / ALTA Settlement Statement / Regular Settlement Statement) is required as an independent document in the transaction, a \$250 fee may be charged.
11. **Competitor Rates:** AEGIS Land Title Group reserves the right to match any competitive title and or escrow company rate.
12. **Commercial Rates:** Will be quoted based on the work and liability.
13. **Special Projects:** Will be quoted based on the work and potential liability.
14. **Consumer Debt Checks:** Checks beyond the 2nd consumer debt payoff may be charged at \$15.00 plus sales tax per check.
15. **Lack of Probate Affidavit:** May be charged at \$150.00 plus sales tax and county fees.
16. **Lake Cushman Fee:** For document preparation and signing of the Lake Cushman lease transfer a fee of \$30.00 plus sales tax.

In the event that a "party to the transaction" will not accept "additional charges" to be itemized on the HUD 1, the Settlement Statement, the ALTA Settlement Statement, or any form used to itemize the fees for either the buyer or seller AEGIS Land Title Group reserves the right to combine all charges, including the published escrow fee, into a single line-item fee.



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Additional Charges:

- Extra services to coordinate with Section 1031 Facilitator Companies: \$275 plus tax.
- If documents must be signed at an office that is not an escrow office of this Company, the charges of that unrelated company will be assessed to the party who requests that additional service.
- Services for preparation of ancillary deeds, promissory notes, and deeds of trust for buyers, sellers, borrowers or real estate salespersons for deferred payment of commission may incur an additional charge of \$150 charged to the party that requested those additional services. This charge is subject to sales tax.
- Services for preparation of releases of mortgage, or reconveyances of a Deed of Trust, if not to be done by the lender receiving full payoff, will be charged to the borrower based upon the identity of the lender and the identity of the Trustee named on a Deed of Trust. If original promissory notes are not delivered, an additional charge may be required by the Trustee. These charges are subject to sales tax.
 - Reconveyance (Institutional Lender) \$320.00
 - With Note & Deed of Trust \$385.00
 - Lost Note & Deed of Trust (Plus the Reconveyance Fee) \$420.00
 - Partial Reconveyance \$320.00
- All transactions completed by our company may involve certain "value added" services for our customer for which they will be advised of at the inception of the transition including, should they so desire, services for Federal Express or UPS at \$35 per overnight delivery and additional courier charges for special delivery of documents at \$95 per delivery. These charges are subject to sales tax.
- A reconveyance tracking fee of \$40 per deed of trust can be charged to the "seller" in a purchase and sale transaction or to the "borrower" in a refinance transaction. This charge is subject to sales tax.
- An in person or Remote Online Notary (signing) fee of up to \$350 may be charged to the "seller" or "buyer" or both in a purchase and sale transaction or to the "borrower" in a refinance transaction.



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Table "A"

Snohomish, King, Pierce, Thurston & Kitsap Counties

Transaction Amount up to and including	Residential Purchase Escrow Rate* **	Residential Refinance Escrow Rate*
\$100,000	\$1450	\$450
\$200,000	\$1650	\$450
\$300,000	\$1850	\$450
\$400,000	\$2150	\$450
\$500,000	\$2300	\$450
\$600,000	\$2450	\$450
\$800,000	\$2650	\$450
\$1,000,000	\$2900	\$450
\$2,000,000	\$3400	\$450
\$3,000,000	\$4000	\$850
\$4,000,000	\$4500	\$850
\$5,000,000	\$4850	\$850
Above \$5,000,000	Quote	Quote

**All fees are subject to Washington State Sales Tax, if applicable.*

***Residential Purchase Escrow Rate is traditionally split equally between the buyer and the seller.*

Table "B"

All other counties.

Transaction Amount up to and including	Residential Purchase Escrow Rate* **	Residential Refinance Escrow Rate*
\$100,000	\$1300	\$450
\$200,000	\$1450	\$450
\$300,000	\$1550	\$450
\$400,000	\$1700	\$450
\$500,000	\$2050	\$450
\$600,000	\$2250	\$450
\$800,000	\$2550	\$450
\$1,000,000	\$2700	\$850
\$2,000,000	\$2950	\$850
Above \$2,000,000	Quote	Quote

**All fees are subject to Washington State Sales Tax, if applicable.*