

SCHEDULE B

PART B1 Miscellaneous Transaction Charges	
Tax deferred exchange processing fee (§1031)	50 + tx
Earnest money placed in interest bearing account	50 + tx
Additional pay off greater than two includes real estate debts, credit cards, auto loans, etc.plus costs	20 each + tx
Approved Builder/Developer (buyer or seller pays ½ regular rate)	100 + tx
Escrow involving mobile home where there has not been and will not be a mobile home title Elimination (whether involving real property or mobile home only).	Escrow rate plus 100+tx+ D.O.L.
Mobile home title elimination (this is in addition to escrow fee) (\$175+tx)	\$175 + tx plus \$210 minimum for recording, County processing fee, certified copies, DOL fee

PART B2 Wire, Courier, Electronic Document Fee	
Handling and Wire Fee (each)	20+tx
Handling and Priority Overnight	40+tx
Handling and priority overnight with return courier (seller)	60+tx
Handling and priority overnight with return courier (buyer)	60+tx
Handling and Courtier first priority overnight (each)	60+tx
Electronic Document Fee	20+tx

PART B3 Sub-Escrow/Transaction Signing	
V.A., F.H.A., and Conventional Streaming	98+tx
Conventional Refis and Sales.	118+tx
Referral from Title Insurance Companies	Published Rates from Referor
Referrals from Title Insurance Agencies authorized to issue C.P.L. on transaction	38' +tx

Courtesy Signing Becomes Transaction Signing		
In Office	75+tx ²	100+tx ³
Mobile	100+tx ²	125+tx ³

¹May be amended between our agency and another agency by written agreement where there is mutually agreed Sub-Escrow charges including waiver.
²Our Title Agency must be title policy issuer for the lower transaction signing rates to apply.
³Transaction signing rates absent title order to Our Title Agency.

PART B4 Other Rate Information	
COMPETITOR RATES – We reserve the right to match any written quote (that includes all ancillary fees) by a competitor.	
COMMERCIAL RATE – Commercial transactions that are not a one-to-four family residential structure will be determined based on the amount of work and liability with a minimum charge of \$650.00 + tx.	
CONSTRUCTION ESCROWS – \$500+tx plus \$25+tx per draw, plus \$37+tx per both check disbursement and lien waiver together. Title charges will be based on endorsements and update(s) in addition to basic title rate..	
GOVERNMENT AGENCIES – Government Agencies or instrumentalities acquiring or disposing of real estate may be based upon agreement between the agency and the escrow company.	
CHARITABLE RATE – A charitable or non-profit entity may receive a rate reduction of 50% of the Escrows Rate Schedule Minimum Fee; \$200.00	
Second Mortgage (includes one handling and wire fee, one handling and next day courier fee)\$275 + tx	
For second mortgages not requiring trust account distribution, pay-offs or closing statements, our office will have documents signed at no charge. However, any required recording fees, and courier plus handling fees will be charged.	

PART B5 Reconveyances	
Reconveyance fee or partial conveyance fee (includes filing fee) no sales tax is charged. If provided original note, original deed of trust and signed request for reconveyance.	180
Reconveyance fee (includes filing fee no sales tax is charged if only provided affidavit of lost note and deed of trust.	200

PART C Other Terms	
Services for preparation of ancillary deed; promissory notes and deeds of trust for sellers or real estate contracts or real estate sales persons for deferred payments of commission will incur an additional work charge.	
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 and/or deed of trust are not delivered, an additional charge will be required by the trustee.	
In the event that documents must be signed at an office that is not an escrow office of this company or a mobile or other notary, the charges of that unrelated company will be assessed to the party who required that cost/service or additional services provided.	
In the event that documents will be signed at this office in connection with an escrow performed by another or an affiliated office of our company, there will be no signing/transaction signing fee.	
*The rates quoted in this schedule are minimum charges that are to be made for the customary services performed and the usual risk assumed in the preparation and completion of the escrow. If it is determined that additional work or costs are required for the company to comply with the instructions of the parties or unusual risks are to be assumed in connection with any transaction; the company reserves the right to make such additional charges as may be deemed necessary to properly compensate the company for such additional work, costs and the assumption of additional risks.	
Examples may be a substantial restructuring of the transaction subsequent to the original delivery of the Purchase and Sale Agreement, multiple redrafting of documents, extra services to coordinate with Section 1031 Facilitator Companies, payoffs for debts that are not liens on the land, assumption of post-closing responsibilities to hold and disburse a sum held back for a defined purpose, signing appointments outside business hours and assumption of additional document preparation responsibilities other than the sale, deed and purchase money mortgage. Lender requirements that requires the company to extract, print, organize and copy the documents for the lender, (overnight deliveries, an extraordinary amount of payoffs for debts that are or are not liens on the land, short sale transactions requiring extraordinary time, Filing UCC financing statements, or recording/filing fees.	
The company reserves the right to modify the “Fee” (where sales tax is included in Total) either up or down to reflect a change in sales tax to the same “total” so maintained.	
Note all fees in Parts A, B and C are subject to applicable sales tax except where otherwise indicated	
There may be a reasonable escrow cancellation fee assessed plus any costs incurred.	

Sales tax per office performing work and is subject to change annually is presently as follows:
 Colville 7.6%, Davenport 8%, Goldendale 7.5%, Kennewick 8.6%, Moses Lake 8.1%, Newport 7.6%, Port Angeles 8.7%, Republic 7.7%, Sequim 8.6%