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*“Service is the Difference”*

Schedule of Escrow Charges  
 Performed by COWLITZ COUNTY TITLE  
 Effective February 1, 2012

**REFINANCE ESCROW RATE.** The escrow rate for residential refinance transactions shall be \$425.00 (plus applicable sales tax) for all loan amounts under \$1,000,000.00. This is an all-inclusive rate and includes courier and reconveyance fees. Government recording fees are not included and are in addition to this rate.

**PURCHASE AND SALE ESCROW RATES.**

<b>Amounts up to:</b>	<b>Full Fee</b>	<b>Seller/Buyer 1/2 (including sales tax)</b>
<b>\$0-\$150,000</b>	\$600.00	\$323.70
<b>\$150,001-\$250,000</b>	\$700.00	\$377.65
<b>\$250,001-\$500,000</b>	\$850.00	\$458.58
<b>\$500,001-\$700,000</b>	\$1,000.00	\$539.50
<b>\$700,001-\$850,000</b>	\$1,200.00	\$647.40
<b>\$850,001-\$1,000,000</b>	\$1,400.00	\$755.30
<b>Above \$1,000,000.00, please call</b>		

**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.

**COMPETITOR RATES.** We reserve the right to match any written quote (that includes all ancillary fees) by a competitor.

**DEVELOPMENT RATE.** When the person or entity being charged qualifies for a discount under the Multiple Issue Section of the corresponding Title Rates Schedule, the fee charged for the escrow shall be \$250.00. The escrow fee for the corresponding side shall be one half of the escrow fees as set forth in the general schedule.

**MANUFACTURED HOME CHARGES.** For transactions in which the title to a manufactured home is to be eliminated, there will be an additional charge of \$200 plus government fees. For all stand alone manufactured home transactions, the escrow fee will be \$600.00.

**RECONVEYANCE FEE.** Reconveyance fees are \$130.00 when the Company is the trustee.

**COURIER HANDLING FEE:** Courier handling fees of \$25.00 will be added for each use of an overnight or expedited shipping or delivery service. Refunds for an overage will not be made, nor billing for a shortfall from the exact amount billed to the company, when the courier fee cannot be accurately determined at the time of closing.

**COURTESY SIGNING FEE.** In the event that documents will be signed at this Company in connection with an escrow performed by an office that is not an affiliated office of this Company, the charge shall be \$150.00.

**SHORT SALE TRANSACTIONS.** The fee to accommodate a short sale transaction will be an additional \$200.00.

**SELLER/BUYER SIDE ONLY TRANSACTIONS.** The fee for handling a transaction in which the Company is only acting as closing agent for one side of the purchase or sale transaction, the fee shall be \$500.00.

**TRANSACTIONS ABOVE \$1,000,000.00.** In transactions above \$1,000,000.00, the escrow rate is negotiable and dependent upon the complexity of the transaction.

**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 Escrow Rate Schedule. *Minimum fee: \$200.00*

**EMPLOYEE RATE.** The employee's portion of the escrow fee will be waived for employees of the Company or affiliated companies, when the transaction involves the refinance, sale or purchase of the employee's primary residence.

If it is determined that additional work is required for a particular transaction, the company reserves the right to make additional charges as may be deemed necessary to properly compensate the Company for such additional work. Examples of same 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 and purchase money mortgage. If additional work charges become necessary, the parties will be advised of these additional charges as soon as possible.