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“Service is the Difference”

Schedule of Escrow Charges
Performed by COWLITZ COUNTY TITLE
Effective May 15, 2018

REFINANCE ESCROW RATE. The escrow rate for residential refinance transactions shall be \$450.00 (plus applicable sales tax) for all loan amounts under \$1,000,000.00 with a maximum of two underlying payoffs. This is an all-inclusive rate. Government recording fees are not included and are in addition to this rate. Consumer debt payoffs will fall under our Additional Work Charges section.

PURCHASE AND SALE ESCROW RATES.

Amounts up to:	Full Fee	Seller/Buyer 1/2 (including sales tax)
\$0-\$150,000	\$725.00	\$391.86
\$150,001-\$250,000	\$825.00	\$445.91
\$250,001-\$350,000	\$925.00	\$499.96
\$350,001-\$550,000	\$1,225.00	\$662.11
\$550,001-\$750,000	\$1,425.00	\$770.21
\$750,001-\$1,000,000	\$1,625.00	\$878.31
Above \$1,000,000.00, please call for quote		

COMMERCIAL AND SPECIAL PROJECTS RATE. Commercial and special projects 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.

SUBDIVISION/DEVELOPMENT RATE. When the person or entity being charged qualifies for a discount under the Subdivider/Developer Section of the corresponding Title Rates Schedule, the fee charged for the escrow shall be 60% of the qualifying corresponding side escrow rate. The escrow fee for the non qualifying 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 \$400.00 plus government fees. For all stand alone manufactured home transactions, the escrow fee will be the minimum purchase and sale rate as set forth in the general schedule.

RECONVEYANCE FEE. Reconveyance fees are \$250.00 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. 27.03

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 \$250.00.

SHORT SALE TRANSACTIONS. The fee to accommodate a short sale transaction will be an additional \$300.00.

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 \$600.00.

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

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

ADDITIONAL WORK CHARGES:

All fees described herein are minimum fees. We reserve the right to adjust all fees to compensate additional work involved or liability incurred.