First American Title Escrow Rates

Pierce County

For online rate quotes visit **www.firstamrates.com**

Area D – includes King, Kitsap, Pierce and Snohomish Counties – Effective on or after February 15, 2015

RESALE ESCROW RATES

RESALE LIABILITY	ESCROW FEE	SELLER/ BUYER PORTION	REO RATES
$0 - $100,000	**$870**	**$435**	**$800**
$100,001 - $200,000	**$1,220**	**$610**	**$1,000**
$200,001 - $300,000	**$1,400**	**$700**	**$1,200**
$300,001 - $400,000	**$1,640**	**$820**	**$1,400**
$400,001 - $500,000	**$1,820**	**$910**	**$1,600**
$500,001 - $600,000	**$1,940**	**$970**	**$1,800**

RESALE LIABILITY	ESCROW FEE	SELLER/ BUYER PORTION	REO RATES
$600,001 - $700,000	**$2,050**	**$1,025**	**$1,870**
$700,001 - $800,000	**$2,160**	**$1,080**	**$1,930**
$800,001 - $1,000,000	**$2,240**	**$1,120**	**$2,000**
$1,000,001 - $2,000,000	**$2,500**	**$1,250**	**$2,200**
Over $2,000,000	Additional $200 for every $250,000 of liability		

OTHER ESCROW RATES

IINVESTOR RATE – When either: (a) the seller in the transaction certifies to the Company in writing that the seller has not occupied the property and that the property was owned primarily for the purposes of investment; or (b) the purchaser in the transaction certifies to the Company in writing that the purchaser will not occupy the property and that the property will be owned primarily for the purposes of investment, the Investor Rate shall be $350, or 40% of the Resale General Schedule Rate, whichever is less.

REO RATE – When the seller (or an entity affiliated with the seller) acquired the property through a foreclosure sale or deed-in-lieu of foreclosure, the REO Rate shall be in accordance with the Area C rate of the Resale Escrow Rate Schedule set forth in Section One of the Escrow Rate Schedule, regardless of the county where the escrow is conducted. No other discounts shall apply in conjunction with the REO rate.

PRE-ESCROW RATE – When both: (a) a party to the transaction is paying, through the subject escrow, for an owner's policy of title insurance issued by First American Title Insurance Company (or an affiliated entity); and (b) the title commitment was ordered and escrow opened simultaneously, prior to the execution of a purchase and sale agreement by both buyer and seller, the Pre-Escrow Rate shall be the Resale General Schedule Rate, less $100 (resulting in a $50 reduction for each party). *This rate is not applicable in Kitsap County.* This rate reduction shall not be applied to a transaction that qualifies for one of the rates set forth in Sections 1.3, 1.4, 1.6 or 4 of the Escrow Rate Schedule.

RESALE MULTI-COVERAGE RATE – When: (1) the resale transaction which is the subject of the escrow includes the issuance of a policy of title insurance by First American Title Insurance Company (or an affiliated entity), and (2) the premium for such policy qualifies for the Multiple Coverages Rate under the Company's Washington title insurance rate schedule (the "Multiple Coverages Rate"), the Resale Multi-Coverage Rate set forth in Section 1.6 of the Escrow Rate Schedule shall apply.

REFINANCE ESCROW RATE – The refinance escrow rate shall be $450. When the property is located outside the State of Washington and the escrow closing is generated in King, Kitsap, Pierce or Snohomish County, the refinance escrow rate shall be $500.

CREDIT UNION REFINANCE ESCROW RATE – When a new lender is a not-for-profit financial cooperative institution designed to benefit community members, the Credit Union refinance escrow rate shall be $400.

REFINANCE MULTIPLE COVERAGE RATE – When both: (a) a party to the transaction is paying, through the subject escrow, for a lender's policy of title insurance issued by First American Title Insurance Company (or an affiliated entity); and (b) such lender's policy of title insurance qualifies for the Multiple Coverage Rate, the Refinance Multiple Coverage Rate shall be $350 if the policy liability is no greater than $2 million. If the policy liability exceeds $2 million, the applicable escrow shall be rated as a Commercial Transaction.

SECOND MORTGAGE RATE – Second mortgage transactions shall be subject to Section Three of the Escrow Rate Schedule.

The aforementioned resale and refinance escrow rates include all courier, document preparation, e-doc printing, wire transfers, credit card payoffs, reconveyance/tracking, mobile notary services (provided the mobile notary conducts the signing within the State of Washington) and all other ancillary escrow charges with the exception of government recording fees and mobile home title elimination/processing fees. Rates for excluded third party vendor services will be the actual charge to the Company.

COMMERCIAL TRANSACTIONS – The escrow rate for commercial transactions shall be quoted based on the amount of work and liability.

GOVERNMENTAL ENTITIES – The escrow rate for governmental entities shall be negotiated, in writing, based on the anticipated amount of work necessary for completion of the escrow closing services.

MISCELLANEOUS FEES

SHORT SALE TRANSACTIONS – A short sale fee of $300 shall be added to applicable escrow transactions.

SUB-ESCROW SERVICES – The sub-escrow fee shall be $90, which includes courier services, wire transfers, credit card payoffs and reconveyance/tracking fees. This rate does not apply to commercial transactions handled by the National Commercial Services Division.

MOBILE HOME TITLE TRANSFERS AND ELIMINATION – If the transaction includes a transfer or elimination of a motor vehicle title on a mobile home, an additional processing fee will be added to the otherwise applicable fee.

ADDITIONAL WORK CHARGES – First American Title Insurance Company reserves the right to amend all fees to compensate for excessive work or liability incurred.

COMPETITOR RATES – First American Title Insurance Company may elect to match any written escrow rate quote from a competitive title and/or escrow company.

SALES TAX – All fees are subject to sales tax as applicable.

This is not a complete Schedule of Fees. All fees subject to State sales tax as applicable. Above pricing does not include recording fees, mortgage registration tax or conservation fee. As with any insurance contract, the insuring provisions express the coverage afforded by the title insurance policy and there are exceptions, exclusions and conditions to coverage that limit or narrow the coverage afforded by the policy. Also, some coverage may not be available in a particular area or transaction due to legal, regulatory, or underwriting considerations. Please contact a First American representative for further information. The services described above are typical basic services. The services provided to you may be different due to the specifics of your transaction or the location of the real property involved.

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