



# Valley Title Guarantee

502 N 2<sup>nd</sup> Street Yakima WA 98901

(509) 248-4442 ~ 1-800-752-9553 ~ [www.vtgco.com](http://www.vtgco.com)

## Escrow Rate Schedule

Effective: April 1, 2020

---

### GENERAL ESCROW RATE

**Valley Title Guarantee's Escrow fees** shall be based on the transaction amount with a minimum of \$600.00, unless otherwise stated herein.

Transaction fees are rated in increments of \$100,000.00 and rounded up to the next hundred thousand dollar increment or portions thereof.

In addition to the \$600.00, \$110.00 will be charged for each \$100,000.00 increment, or portion thereof, for transactions over and above the initial \$100,000.00 up to and including \$500,000.00

The escrow fee for a transaction over \$500,000.00 will be \$1040.00 plus \$100.00 per \$100,000.00 increment or portion thereof over and above \$500,000 up to and including \$1,000,000.00.

For transactions over \$1,000,000.00 please call for a quote.

### BUILDER/DEVELOPER

The Escrow fee for builders/developers who qualify for a discount under the filed title insurance rates will be reduced based upon the proportion of the work saved and size of the plat/development, with a minimum of \$350.00

### REFINANCES

Refinances will be one half of the full fee with a minimum of \$450.00

### COMMERCIAL SALES, MORTGAGES AND REFINANCES

Commercial transactions will be rated from the General Schedule Rate, but may be reduced or increased due to the complexity, risk, and amount of work involved in the transaction

### CHARITABLE RATE

The Company reserves the right to reduce any rate herein when the party being charged is a charitable, not for profit entity.

# Valley Title Guarantee

## Escrow Rate Schedule

Effective: April 1, 2020

---

### WATER TRANSFERS

Water Transfer closings will have a minimum closing fee of \$250.00. Additional fees may be added depending upon complexity and additional work, which may be necessary.

### RELOCATION COMPANY CLOSINGS

Escrow closing fees for relocation companies vary depending upon the national negotiated fee with our underwriter.

### GOVERNMENT

Escrow fees for Government entities may vary depending upon the negotiated Rate with our underwriters, and/or based on the anticipated amount of work necessary for the completion of the transaction.

### SECOND MORTGAGE RATES

The fee for a simultaneous mortgage that requires a separate Settlement Statement is \$250.00. If a separate Settlement Statement is not required there will be no extra charge.

### LOAN MODIFICATIONS

The escrow fee for Modifications of Deeds of Trust will be charged a minimum of \$250.00

### MANUFACTURED HOMES

The fee for escrow closings involving Manufactured Homes located in a mobile home park or on land **WITHOUT A TITLE ELIMINATION** being done is as follows:

General Escrow fee based on transaction amount plus \$150.00. (Fees for DOL are not included in this fee)

The fee for escrow closings involving Manufactured Homes when **TITLE ELIMINATION IS REQUIRED** is as follows:

General Escrow fee based on transaction amount plus \$250.00. (Fees for Building Permit, recording and Transfer are not included in this fee)

# Valley Title Guarantee

## Escrow Rate Schedule

Effective: April 1, 2020

---

### COURTESY SIGNINGS

Courtesy signings will be charged at a rate commensurate with the amount of work, with a minimum charge of:

- \$200.00 for one set of documents
- \$250.00 for two sets of documents

### SUB ESCROWS

Sub Escrows will be done only with approval of management, and charged at a rate commensurate with the amount of work, with a minimum charge of \$450.00

**All fees are subject to an 8.3% sales tax, which amount is subject to change without notice.**

**The Company reserves the right to reduce any escrow fee based upon the cost to produce and to meet competitive bids for services. But in no case will any one parties escrow fee be less than \$200.00, which shall be the minimum cost for producing an escrow.**

**The rates quoted are minimum charges that are to be made for services normally performed in the process of closing a transaction. If it is determined that additional work or risk is required, the Company reserves the right to make such additional charges as may be deemed necessary to properly close said transaction. If additional charges are deemed necessary, the parties to the transaction will be advised and afforded the opportunity to cancel the transaction.**

**Other services may be required by a transaction for which no rate has been filed. In such cases, a charge will be made which, in the opinion of the Company, is consistent with the general pattern of pricing provided in this filing and which will provide adequate payment for the work performed.**