



Schedule of Escrow Charges
Performed by CASCADE TITLE COMPANY
Effective March 1, 2019

ESCROW RATES

Sales Price	Full Rate	Seller/Buyer 1/2
\$ - to \$ 100,000.00	\$650.00	\$325.00
\$ 100,001.00 to \$ 200,000.00	\$775.00	\$387.50
\$ 200,001.00 to \$ 300,000.00	\$875.00	\$437.50
\$ 300,001.00 to \$ 400,000.00	\$975.00	\$487.50
\$ 400,001.00 to \$ 500,000.00	\$1,200.00	\$600.00
\$ 500,001.00 to \$ 600,000.00	\$1,300.00	\$650.00
\$ 600,001.00 to \$ 700,000.00	\$1,400.00	\$700.00
\$ 700,001.00 to \$ 800,000.00	\$1,500.00	\$750.00
\$ 800,001.00 to \$ 900,000.00	\$1,600.00	\$800.00
\$ 900,001.00 to \$ 1,000,000.00	\$1,700.00	\$850.00

SALES TAX: All fees are subject to Washington State sales tax as applicable.

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.

REFINANCE ESCROW FEE: The escrow rate for residential refinance shall be **\$500.00** for all loan amounts under \$1,000,000.00.

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

CONCURRENT FIRST AND SECOND LOAN RATE: The escrow fee for a simultaneous second mortgage that requires a separate settlement statement from the first shall be \$250 plus tax and if no separate settlement statement is required, the charge shall be \$150 plus tax. A second mortgage transaction conducted independent of a first mortgage transaction shall be charged \$350 plus tax when said transaction involves a payoff of an existing lien. If the transaction does not require a payoff of an existing lien, the charge shall be \$250 plus tax.

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.

DEVELOPMENT RATE: When the person or entity being charged qualifies for a discount under the Subdivider and Builder Rate and Subdivision Rate Section of the corresponding Title Rates Schedule, the fee charged for the escrow shall be **60% of the Escrow Rate 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** plus government fees. For all stand alone manufactured home transactions, the escrow fee will be **\$800.00**.

SUB-ESCROW FEE: \$300.00. Additional Courier Handling Fee and Wire Fees will apply.

CHARITABLE RATE: A charitable or non-profit entity may receive a rate reduction of 50% of the Escrow Rate Schedule. Minimum fee: \$200.00

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.

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 **\$400.00**.

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 shall be rated as one side as shown in the General Schedule with a minimum of \$500.00

GOVERNMENT AGENCIES: Government Agencies for instrumentalities acquiring or disposing of real estate may be based upon agreement between the agency and the escrow company.

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.

ADDITIONAL WORK CHARGE: We reserve the right to adjust all fees to compensate for the amount of work involved or liability incurred.