

**FIDELITY TITLE COMPANY  
& FIDELITY TITLE COMPANY  
DBA SCHREINER TITLE COMPANY  
ESCROW FEE SCHEDULE  
AS OF 11-1-2023**

**GENERAL SCHEDULE**

LIABILITY	FEE
0-100,000	770.00
100,001-200,000	950.00
200,001-300,000	1140.00
300,001-400,000	1320.00
400,001-500,000	1500.00
500,001-600,000	1680.00
600,001-700,000	1750.00
700,001-800,000	1810.00
800,001-900,000	1860.00
900,001-1,000,000	1920.00

**RESIDENTIAL SALE ESCROW FEE:**

The residential sale escrow fee shall be computed in accordance with the General Schedule shown above.

Transactions over \$1,000,000.00 shall be charged \$250.00 per \$250,000. Fractional amounts shall be charged to the next higher increment and rounded up to the next dollar.

**REFINANCE ESCROW FEE:**

The refinance escrow fee shall be one half of the General Schedule fee. The minimum fee on any refinance shall be \$575.

**BUILDER/SUBDIVIDER ESCROW FEE:**

Transactions that qualify for builder or subdivider title rates on newly constructed or subdivided residential property or condominium shall be charged. The fee shall be \$400.00. \$200.00 for the builder \$200.00 for the buyer.

### **MISCELLANEOUS FEES:**

1. Courtesy signings will be charged at a rate commensurate with the amount of work and will include a minimum fee of \$250.00 per loan package and a minimum fee of 125.00 for a seller's package.
2. Sub Escrow will be done only with approval of management, charged at a rate commensurate with the amount of work and will include a minimum fee of \$450.00
3. Non-real property transactions (Co-Ops, cabin/Forest Service transfers, etc.) will be charged the applicable escrow fee plus \$500.00
4. Escrow holdback fee 150.00

### **SECOND MORTGAGE FEE:**

The escrow fee for a second mortgage closing that requires a separate settlement statement shall be \$300.00. If no separate settlement statement is required there shall be no additional charges for the simultaneous loan closing.

### **MANUFACTURED HOMES FEES:**

Closing **without** title elimination (MH title transfer only): escrow fee plus \$500.00

Closing **with** title elimination: escrow fee plus \$1,000.00 and a non-refundable upfront work charge of \$1,000.00 for preliminary clearing

### **NOTES:**

1. The company has the right to reduce any escrow fee based upon the cost to produce the escrow or to meet competitive bids for closing services. In no event shall escrow fees be reduced below the cost of production of the escrow. The escrow fees computed by this schedule are based on the estimate of average labor and expenses to close an average transaction. The company reserves the right to adjust the escrow fees depending upon the overall complexity of any transaction which requires extra time or additional labor to close.
2. Unless directed otherwise by the parties, the escrow fees will be split equally between the seller and the buyer. If the buyer's loan amount exceeds the sales price the additional fees will be the responsibility of the buyer unless otherwise directed by the parties.
3. The Company's escrow fees shall include fees and costs the company has contracted for its own benefit such as wire, courier, printing, and e-document fees.
4. The Company's escrow fees shall not include any fees that are transaction-specific and payable to a third party, including, but not limited to, reconveyance fees, attorney fees for document preparation, remote online notary fees, and courtesy signing fees.