

ESCROW FEE SCHEDULE

EFFECTIVE AS OF JANUARY 1ST, 2024



PURCHASE RATES

Sales Price	Full Escrow Fee	½ Escrow Fee
\$1 to \$100,000	\$1,200	\$600
\$100,001 to \$200,000	\$1,400	\$700
\$200,002 to \$300,000	\$1,700	\$850
\$300,001 to \$400,000	\$1,850	\$925
\$400,001 to \$500,000	\$2,050	\$1,025
\$500,001 to \$600,000	\$2,200	\$1,100
\$600,001 to \$700,000	\$2,300	\$1,150
\$700,001 to \$800,000	\$2,300	\$1,150
\$800,001 to \$900,000	\$2,400	\$1,200
\$900,001 to \$1,000,000	\$2,500	\$1,250
\$1,000,001 to \$1,250,000	\$2,700	\$1,350
\$1,250,001 to \$1,500,000	\$2,900	\$1,450
\$1,500,001 to \$1,750,000	\$3,000	\$1,500
\$1,750,001 to \$2,000,000	\$3,200	\$1,600

For transaction over \$2,000,000, the fee will be negotiable dependent on the amount of work involved (with a minimum fee of \$3,000)

REFINANCE RATES

Loan Amount	Escrow Fee
\$1 to \$500,000	\$475
\$500,001 to \$700,000	\$550
\$700,001 to \$800,000	\$600
\$800,001 to \$900,000	\$650
\$900,000 to \$2,000,000	\$750

For **refinances** over \$2,000,000, the fee will be negotiable **depending on the amount of** work involved (with a minimum fee of \$1,000.)

The **above fees include** all emailed document retrieval fees, postage fees, courier fees, and overnight delivery fees.

ADDITIONAL FEES ADDED TO THE ABOVE

Fee Type	Fee Amount
Short Sales & Relocation Fees	\$300
Mobile Home Elimination & Transfers	\$250
Courtesy Signings	\$175
Simultaneous 2nd Mortgage	\$250
Sub-Escrows	\$450
Reconveyance Fees	\$450
Douglas County Courier Fee	\$75

Pioneer Title **reserves** the right to adjust the above escrow fees to adequately compensate for the **amount of work**

Pioneer Title reserves the right to adjust the above escrow fees to adequately compensate for the amount of work involved and the risk assumed.

Miscellaneous services not covered in this fee schedule may be provided at a rate of \$100/hr. There may be discounts applicable to one or both parties based on the work economy created by a volume of transactions from one or both parties. Pioneer Title may offer reduced rates for government entities, approved affinity groups, charitable entities, and not-for-profit organisations.

Pioneer Title reserves the right to match a written escrow rate from a competitive title and/or escrow company, to adjust the escrow fee to compensate for the amount of work involved, and to include additional expenses necessary for closing. These are including but not limited to: wire fees, recording fees, reconveyance fees, document preparation fees, UCC filings, mobile home elimination processing fees, and courtesy signing fees

ALL FEES ARE SUBJECT TO STATE AND LOCAL SALES TAX.