

Pioneer Title Company, LLC

Escrow Fee Schedule

As of July 27, 2025

For online quotes visit our website at www.pioneertitlecompany.com

Purchase Rates

Sales Price		Full Escrow Fee	1/2 Escrow Fee	Full w/ Sales Tax	1/2 w/ Sales Tax
\$	1 to \$ 100,000	\$ 1,300	\$ 650	\$ 1,414	\$ 707
\$	100,001 to \$ 200,000	\$ 1,500	\$ 750	\$ 1,632	\$ 816
\$	200,001 to \$ 300,000	\$ 1,800	\$ 900	\$ 1,958	\$ 979
\$	300,001 to \$ 400,000	\$ 1,950	\$ 975	\$ 2,122	\$ 1,061
\$	400,001 to \$ 500,000	\$ 2,150	\$ 1,075	\$ 2,339	\$ 1,170
\$	500,001 to \$ 600,000	\$ 2,300	\$ 1,150	\$ 2,502	\$ 1,251
\$	600,001 to \$ 700,000	\$ 2,400	\$ 1,200	\$ 2,611	\$ 1,306
\$	700,001 to \$ 800,000	\$ 2,400	\$ 1,200	\$ 2,611	\$ 1,306
\$	800,001 to \$ 900,000	\$ 2,500	\$ 1,250	\$ 2,720	\$ 1,360
\$	900,001 to \$ 1,000,000	\$ 2,600	\$ 1,300	\$ 2,829	\$ 1,414
\$	1,000,001 to \$ 1,250,000	\$ 2,800	\$ 1,400	\$ 3,046	\$ 1,523
\$	1,250,001 to \$ 1,500,000	\$ 3,000	\$ 1,500	\$ 3,264	\$ 1,632
\$	1,500,001 to \$ 1,750,000	\$ 3,100	\$ 1,550	\$ 3,373	\$ 1,686
\$	1,750,001 to \$ 2,000,000	\$ 3,300	\$ 1,650	\$ 3,590	\$ 1,795

For transaction over \$2,000,000, the fee will be negotiable dependent on the amount of work involved (with a minimum fee of \$3,300)

Refinance Rates

Loan Amount		Escrow Fee	Escrow Fee with Sales Tax
\$	1 to \$ 500,000	\$ 425	\$ 462.40
\$	500,001 to \$ 700,000	\$ 500	\$ 544.00
\$	700,001 to \$ 800,000	\$ 575	\$ 625.60
\$	800,001 to \$ 900,000	\$ 625	\$ 680.00
\$	900,000 to \$ 2,000,000	\$ 650	\$ 707.20

For refinances over \$2,000,000, the fee will be negotiable dependent 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 Amount
Short Sales and Relocation Files	\$300
Mobile Home Elimination and Transfers	\$250
Courtesy Signings	\$175
Simultaneous 2nd Mortgage	\$250
Sub-Escrows	\$450
Reconveyance Fees	\$450
Reconveyance Fees - with Substitution of Trustee	\$750
Deed Preparation Fee	\$125
Title Curative Fee - attempt	\$100
Title Curative Fee - successful	\$250
Reconveyance Payoff Tracking per Lien	\$35
Douglas County Courier Fee	\$75

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 \$150/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 organizations.

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