

Pioneer Title Company, LLC
Escrow Fee Schedule
As of May 1, 2026

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

Purchase Rates

Sales Price		Full	1/2
		Escrow Fee	Escrow Fee
\$	1 to \$ 100,000	\$ 1,400	\$ 700
\$	100,001 to \$ 200,000	\$ 1,600	\$ 800
\$	200,001 to \$ 300,000	\$ 1,900	\$ 950
\$	300,001 to \$ 400,000	\$ 2,100	\$ 1,050
\$	400,001 to \$ 500,000	\$ 2,200	\$ 1,100
\$	500,001 to \$ 600,000	\$ 2,400	\$ 1,200
\$	600,001 to \$ 700,000	\$ 2,500	\$ 1,250
\$	700,001 to \$ 800,000	\$ 2,600	\$ 1,300
\$	800,001 to \$ 900,000	\$ 2,700	\$ 1,350
\$	900,001 to \$ 1,000,000	\$ 2,800	\$ 1,400
\$	1,000,001 to \$ 1,250,000	\$ 2,900	\$ 1,450
\$	1,250,001 to \$ 1,500,000	\$ 3,000	\$ 1,500
\$	1,500,001 to \$ 1,750,000	\$ 3,200	\$ 1,600
\$	1,750,001 to \$ 2,000,000	\$ 3,300	\$ 1,650
\$	2,000,000 to \$ 3,000,000	\$ 3,500	\$ 1,750

For transaction over \$3,000,000: \$3,500, plus an additional \$250 (\$125 /side) per \$250,000 in liability

Refinance Rates

Loan Amount		Escrow	Escrow Fee
		Fee	with Sales Tax
\$	1 to \$ 500,000	\$ 395	\$ 429.76
\$	500,001 to \$ 700,000	\$ 600	\$ 652.80
\$	700,001 to \$ 800,000	\$ 700	\$ 761.60
\$	800,001 to \$ 900,000	\$ 800	\$ 870.40
\$	900,000 to \$ 2,000,000	\$ 900	\$ 979.20

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
Promissory Note and Deed of Trust	\$350
Real Estate Contract	\$350
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: 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