BENTON-FRANKLIN
TITLE COMPANY

3315 WEST CLEARWATER AVENUE, SUITE 100, KENNEWICK, WA 99336
TELEPHONE (509) 783-0661, TITLE FAX (509) 783-7880, ESCROW FAX (509) 783-2256,
WEB SITE WWW.BFTITLE.COM

TITLE INSURANCE RATE SCHEDULE

RATE TYPE → TRANSACTION AMOUNT			OWNER (GENERAL SCHED.)	HOMEOWNER	LENDER (SIMULTANEOUS)	REFINANCE	SUBDIVIDER (OWNERS)	SHORT TERM <3 yrs.(OWNERS)	EXTENDED COVERAGE
$0	to	$60,000	$507	$558	$328	$250	$215	$507	$685
60,001	to	80,000	543	598	341	250	218	507	734
80,001	to	100,000	580	638	353	261	232	507	783
100,001	to	120,000	616	678	366	278	247	507	832
120,001	to	140,000	653	719	379	294	262	523	882
140,001	to	160,000	689	758	392	311	276	552	931
160,001	to	180,000	726	799	405	327	291	581	981
180,001	to	200,000	762	839	417	343	305	610	1,029
200,001	to	220,000	799	879	430	360	320	640	1,079
220,001	to	240,000	835	919	443	376	334	668	1,128
240,001	to	260,000	872	960	456	393	349	698	1,178
260,001	to	280,000	908	999	468	409	364	727	1,226
280,001	to	300,000	945	1,040	481	426	378	756	1,276
300,001	to	320,000	981	1,080	494	442	393	785	1,325
320,001	to	340,000	1,018	1,120	507	459	408	815	1,375
340,001	to	360,000	1,054	1,160	519	475	422	844	1,423
360,001	to	380,000	1,091	1,201	532	491	437	873	1,473
380,001	to	400,000	1,127	1,240	545	508	451	902	1,522
400,001	to	420,000	1,163	1,280	558	524	466	931	1,571
420,001	to	440,000	1,199	1,319	570	540	480	960	1,619
440,001	to	460,000	1,235	1,359	583	556	494	988	1,668
460,001	to	480,000	1,271	1,399	595	572	509	1,017	1,716
480,001	to	500,000	1,307	1,438	608	589	523	1,046	1,765
500,001	to	520,000	1,343	1,478	621	605	538	1,075	1,814
520,001	to	540,000	1,379	1,517	633	621	552	1,104	1,862
540,001	to	560,000	1,415	1,557	646	637	566	1,132	1,911
560,001	to	580,000	1,451	1,597	658	653	581	1,161	1,959
580,001	to	600,000	1,487	1,636	671	670	595	1,190	2,008
600,001	to	620,000	1,523	1,676	684	686	610	1,219	2,057
620,001	to	640,000	1,559	1,715	696	702	624	1,248	2,105
640,001	to	660,000	1,595	1,755	709	718	638	1,276	2,154
660,001	to	680,000	1,631	1,795	721	734	653	1,305	2,202
680,001	to	700,000	1,667	1,834	734	751	667	1,334	2,251
700,001	to	720,000	1,703	1,874	747	767	682	1,363	2,300
720,001	to	740,000	1,739	1,913	759	783	696	1,392	2,348

740,001	to	**760,000**	1,772	1,950	771	798	709	1,418	2,393
760,001	to	**780,000**	1,805	1,986	782	813	722	1,444	2,437
780,001	to	**800,000**	1,838	2,022	794	828	736	1,471	2,482
800,001	to	**820,000**	1,871	2,059	805	842	749	1,497	2,526
820,001	to	**840,000**	1,904	2,095	817	857	762	1,524	2,571
840,001	to	**860,000**	1,937	2,131	828	872	775	1,550	2,615
860,001	to	**880,000**	1,970	2,167	840	887	788	1,576	2,660
880,001	to	**900,000**	2,003	2,204	852	902	802	1,603	2,705
900,001	to	**920,000**	2,036	2,240	863	917	815	1,629	2,749
920,001	to	**940,000**	2,069	2,276	875	932	828	1,656	2,794
940,001	to	**960,000**	2,102	2,313	886	946	841	1,682	2,838
960,001	to	**980,000**	2,135	2,349	898	961	854	1,708	2,883
980,001	to	**1,000,000**	2,168	2,385	909	976	868	1,735	2,927

Old Republic Residential or Commercial (<$1 million).

Effective date: July 1st, 2016

For transactions of over >$1 million, please contact the Title Department.

All fees are a minimum quote.

BENTON-FRANKLIN
TITLE COMPANY

3315 WEST CLEARWATER AVENUE, SUITE 100, KENNEWICK, WA 99336
TELEPHONE (509) 783-0661, TITLE FAX (509) 783-7880, ESCROW FAX (509) 783-2256,
WEB SITE WWW.BFTITLE.COM

ESCROW SALES CLOSING FEES

ESCROW SALES CLOSING FEES (Split between Buyer and Seller) → TRANSACTION AMOUNT			Total Fee	1/2 Fee	Tax (8.6%)	Total (per party)
$0.00	to	$100,000.00	$450.00	$225.00	$19.35	$244.35
$100,001.00	to	$200,000.00	$550.00	$275.00	$23.65	$298.65
$200,001.00	to	$300,000.00	$600.00	$300.00	$25.80	$325.80
$300,001.00	to	$400,000.00	$650.00	$325.00	$27.95	$352.95
$400,001.00	to	$500,000.00	$700.00	$350.00	$30.10	$380.10
$500,001.00	to	$1,000,000.00	$750.00	$375.00	$32.25	$407.25

REFINANCE CLOSING FEES

ESCROW REFINANCE CLOSING FEES TRANSACTION AMOUNT UP TO	Base Fee	Tax (8.6%)	Total
$200,000.00	$325.00	$27.95	$352.95
$300,000.00	$350.00	$30.10	$380.10
$400,000.00	$375.00	$32.25	$407.25
$500,000.00	$400.00	$34.40	$434.40
$600,000.00	$425.00	$36.55	$461.55
$700,000.00	$450.00	$38.70	$488.70
$700,001 +	$500.00 + .50 cents per thousand		

For transactions of over >$1 million, please contact the Escrow Department.

All fees are a minimum quote.

OTHER ESCROW FEES

Reconveyance Fee $130.00

Reconveyance Tracking Fee $35.00

E-Doc Fee $30.00

Courier Fee $30.00

Recording Fees

Deed $73.00 (per document for the 1st page + $1.00/additional page)

Deed of Trust $74.00 (per document for the 1st page + $1.00/additional page)

Outgoing Wire Fee $30.00

Courtesy Signing $150.00

Sub-Escrow $150.00

Short Sale Transaction $200.00 + tax

Mobile Home Charge add $200.00 plus government fees

For transactions of over >$1 million, please contact the Escrow Department.

All fees are a minimum quote.

REFINANCE ESCROW RATE. The escrow rate for residential refinance transactions shall be a minimum of $325.00 (plus applicable sales tax). Government recording fees are not included and are in addition to this rate.

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

DEVELOPMENT RATE. When the person or entity being charged qualifies for a discount under the Multiple Issue Section of the corresponding Title Rates Schedule, the fee charged for the escrow shall be $100.00. The escrow fee for the corresponding side shall be one half of the escrow fees as set forth in the general 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 $200 plus government fees.

RECONVEYANCE FEE. Reconveyance fees are $130.00 when the Company is the trustee.

COURIER HANDLING FEE: Courier handling fees of $30.00 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 TRANSACTION. The fee to accommodate a short sale transaction will be an additional $200.00+tax.

EMPLOYEE RATE. The employee's portion of the escrow fee will be waived for employee of the Company of affiliated companies, when the transaction involves the refinance, sale or purchase of the employee's primary residence.

If it is determined that additional work is required for a particular transaction, the company reserves the right to make additional charges as may be deemed necessary to properly compensate the Company for such additional work. Examples of same may be a substantial restructuring of the transaction subsequent to the original delivery of the Purchase and Sale Agreement, multiple redrafting of documents, extra services to coordinate with Section 1031 Facilitator Companies, payoffs for debts that are not liens on the land, assumption of post-closing responsibilities to hold and disburse a sum held back for a defined purpose, signing appointments outside business hours and assumption of additional document preparation responsibilities other than the sale and purchase money mortgage. If additional work charges become necessary, the parties will be advised of these additional charges as soon as possible.