

Nevada Schedule of Escrow Fees

_____, 2024

NEVADA

Schedule of Escrow Fees

Effective	2024
LITECTIVE	 , 2027

This Schedule of Escrow Fees ("Schedule") is for the use of First American Title Insurance Company (the "Company"), its owned operations, and title agencies that elect to adopt and use these Fees. The applicable Fees for escrow services shall be determined by the county where the escrow is handled and not the county where the property is located, unless otherwise noted. The Fees are charged on a pertransaction basis and may be apportioned among the parties to the transaction in accordance with the instructions of the parties.

All Fees and fees contemplated by this Schedule shall be rounded up to the next dollar at each calculation except as otherwise expressly provided. Any reference to "per \$XX" or "each additional \$XX" shall mean and include "per \$XX and any portion thereof" or "each additional \$XX and any portion thereof."

Escrow Fees may be waived if necessary for compliance with any federal rules and regulations with regard to federally insured loans.

DEFINITIONS:

Basic Escrow Fee means the Fee set forth in Appendix A.

Basic Escrow Services means the primary escrow services, including but not limited to:

- document preparation for one (1) deed;
- electronic document download and printing;
- receipt of incoming funds and issuance of disbursements, whether by check or wire transfer, including associated wire transfer fees for up to two (2) wire transfers;
- two (2) overnight deliveries, including associated overnight delivery fees;
- ordering preliminary reports and title commitments;
- preparing closing statements;
- preparing escrow instructions;
- preparing commission instructions; and
- notary fees and signing services where the signing occurs in the office handling the escrow or an office of the Company located in Nevada during that office's business hours.

Basic Escrow Services do not include the following services, the Fees for which are set forth in Section 10 below (Miscellaneous Services):

- notary fees and signing services except as expressly indicated above;
- check(s) returned for insufficient funds;
- interest-bearing account set-up;
- preparation of notes and deeds of trust;
- preparation of a subordination;
- sub-escrow services;
- funds held in escrow over 180 days after either close of escrow or estimated close of escrow;
- fees for services obtained from a third party (other than the Company) and not otherwise specifically included in this Schedule;
- transfer tax or any other governmental fees, including recording fees; and
- additional Fee for escrows involving I.R.C. § 1031 Exchanges as set forth in Section 9(d) below.
 Commercial means any property that is not Residential.

Fair Value means the sale price, including any encumbrances being assumed by the buyer, except that where no sale is involved, the Fair Value is determined based on available information, but in no event is less than the sum of all the monetary encumbrances to which the title is subject.

Fee means the amount to be paid to the Company for a product or service.

New Home Subdivision means newly constructed improved Residential properties (including condominiums) offered for sale for the first time that include two or more separate lots or units of occupancy that are for sale as separate units. For purposes of this definition, a "sale" includes assignment of a ground lease.

Real Estate Owned ("REO") means property currently owned by a lender (or the lender's affiliate, investor or insurer) that acquired the property through a foreclosure sale or a deed in lieu of foreclosure. The lender's "affiliate" is any person or entity that directly or indirectly controls, is controlled by, or is under common control with the lender.

Residential means real property designed principally for the occupancy of one-to-four families. Residential includes individual units of condominiums and cooperatives and vacant land to be improved with a single one-to-four family dwelling.

Short Sale means a sale transaction in which the proceeds of the sale are insufficient to satisfy the outstanding obligations secured by the subject property and one or more creditors or lenders agrees to accept less than the amount that is owed on the property in satisfaction of the outstanding loan or loan obligations.

1. FEE FOR UNUSUAL SERVICES/SERVICES NOT SCHEDULED HEREIN

When escrow services are requested under conditions for which no Fee has been provided in this Schedule, a Fee shall be made which, in the opinion of the Company, is consistent with the general pricing procedures as set forth herein. Additional or different Fees will be charged when unusual conditions are encountered and for special services requested as may be contractually agreed upon by and between the escrow agent and the parties to the escrow, subject to a minimum Fee of \$100.

2. SALE ESCROW FEE

The Fee for Basic Escrow Services for a sale transaction is 100% of the Basic Escrow Fee based upon the Fair Value of the property being conveyed in the escrow transaction, except as expressly provided below in this Schedule. Add \$650 in Clark County, or \$400 in all other counties and Carson City, for a Short Sale transaction. Add \$350 for a Real Estate Owned ("REO") transaction. Add \$450 for a Manufactured Home Escrow. For transactions with more than one loan, add an additional Fee of \$75 for each loan over one.

3. INVESTMENT PROPERTY DISCOUNT

This Fee applies to non-owner occupied Residential properties purchased or sold for the purpose of generating revenue, income, or profit. To qualify, the investor must provide to the Company a certification stating that the property is being purchased or sold for the purpose of generating revenue, income, or profit. This discount is applicable only to the escrow Fee paid for by the investor. This discount cannot be used in conjunction with any other discount, does not apply to any flat Fee, and is subject to a minimum Fee of \$660 for Area A and \$783 for Area B. This Fee is for sale transactions and it is available upon request only. The Fee for Basic Escrow Services paid by an investor under this section is 70% of their portion of the Basic Escrow Fee.

4. MILITARY DISCOUNT

This discount applies to active duty or retired members of the U.S. Armed Forces on the sale or purchase of their personal residence only. Proof of active duty status or retirement status is required. This discount is applicable only to the escrow Fee paid for by the Military Personnel. This discount cannot be used in conjunction with any other discount, does not apply to any flat Fee, and is subject to a minimum Fee of \$660 for Area A and \$783 for Area B. This discount is for sale transactions and it is available upon request only. The Fee for Basic Escrow Services purchased by military personnel for Residential owner-occupied property is 75% of their portion of the Basic Escrow Fee.

5. SENIOR CITIZEN DISCOUNT

This discount applies to individuals 55 years of age or older on the sale or purchase of their personal residence only. Proof of age is required. This Fee does not apply to reverse mortgage transactions. This discount is applicable only to the escrow Fee paid for by the individual 55 years of age or older. This discount cannot be used in conjunction with any other discount, does not apply to any flat Fee, and is subject to a minimum Fee of \$660 for Area A and \$783 for Area B. This discount is for sale transactions and it is available upon request only. The Fee for Basic Escrow Services purchased by individuals 55 years of age or older for Residential owner-occupied property is 75% of their portion of the Basic Escrow Fee.

6. FIRST TIME HOMEBUYER DISCOUNT

This discount applies to individuals buying their first home provided that reasonable evidence is presented that this is their first home. This discount is applicable only to the escrow Fee paid for by persons buying their first home. This discount cannot be used in conjunction with any other discount, does not apply to any flat Fee, and is subject to a minimum Fee of \$660 for Area A and \$783 for Area B. This discount is for sale transactions and it is available upon request only. The Fee for individuals qualifying for this rate is 75% of their portion of the Basic Escrow Fee.

7. NEW HOME BUILDER/DEVELOPER ESCROW FEES

The Fee for New Home Escrow Services for a New Home Subdivision sale transaction is 100% of the New Home Escrow Fee set forth in Appendix B for a sale-only transaction or a sale with one loan. For transactions with more than one loan, add an additional Fee of \$150 for each loan over one.

As used in this section, New Home Escrow Services means Basic Escrow Services plus (i) document preparation; (ii) overnight deliveries and wire transfers; (iii) courier and messenger services; and (iv) recording services.

Sections 3,4,5 and 6 are not applicable to this section.

8. TIMESHARE ESCROW FEES

(a) Timeshare Developer Project Services

Timeshare Developer Project Services are services contracted through agreement with the developer, declarant (as designated in a project declaration) and/or managing entity of the project.

(1) Developer Escrow Service:

Contract Amount	Fee			
Up to and including \$75,000	\$75			
Above \$75.000	\$75 plus \$1 per \$1,000 of additional contract			
Αρόνε ψ1 5,000	amount thereafter			

These services include, but are not limited to:

- Holding down payment(s) and negotiable instruments, as required, in escrow
- Receipt of purchase agreements and other transaction documents via electronic download or by hard copy
- Maintenance of inventory database for the project
- Coordination of conveyance deed and deed of trust recordation
- Up to one (1) release of escrow funds prior to or post-closing
- Monthly reconciliation of escrow account with customary reporting
 - (2) Developer Limited Escrow Service Fee: \$50 per contract

These services include, but are not limited to, either of the following bundles of services:

(i) Bundle 1:

- Holding down payment(s) and negotiable instruments, as required, in escrow
- Receipt of purchase agreements and other transaction documents via electronic download or by hard copy
- Up to one (1) release of escrow funds prior to or post-closing
- Monthly reconciliation of escrow account with customary reporting

(ii) Bundle 2:

- Receipt of purchase agreements and other transaction documents via electronic download or by hard copy
- Maintenance of inventory database for the project
- · Accommodation recording of conveyance deed and deed of trust
 - (3) Developer Repurchase Escrow Service:

Contract Amount	Fee
Up to and including \$4,000	\$475
\$4,001 to \$7,000	\$500
\$7,001 to \$14,000	\$550
Above \$14,000	\$575 plus \$5 per \$500 of additional contract amount thereafter

These services include, but are not limited to:

- Fill in conveyance related document template of up to three (3) documents
- Receipt of incoming funds and issuance of disbursements up to three (3), whether by check or wire transaction, including associated incoming wire transfer fees
- Up to two (2) domestic overnight deliveries
- HOA notification coordination
- Includes recording fees, e-recording service fees and transfer taxes of up to three (3) documents for the following counties: Clark, Douglas and Washoe
 - (4) Developer Customized Service Requests: As negotiated by contracted agreement based on complexity of request, and where not otherwise included in this section.

These services may include, but are not limited to:

- Integration and technology services, inclusive of monitoring and enhancing for closing automation
- Merchant account integration and coordination
- Review and certification of collateral documents
- Facilitate services or documents with vendor/trustee
- Disbursement services
- Customized options for: data field tracking, image and data retrieval from developer system, administerial services, escrow account reconciliation, inventory and ownership synchronization for internal and external database management

(5) Disbursement Escrow Services Fee: \$100 per contract

These services are when the Company is disbursing funds received in support of a primary escrow agent other than the Company. These services include:

- Holding down payment(s) and negotiable instruments in escrow
- Receipt of purchase agreements and other transaction documents via electronic download
- Up to one (1) release of escrow funds prior to or post-closing (i.e., notary fee prior to close, etc.)
- Up to six (6) disbursements per transaction
- Additional disbursements over six (6) is \$25 each

(6) Miscellaneous Services:

The items below are to be charged only when the service is not expressly included in the description of the applicable escrow services.

Type of Service	Fee
Document preparation	\$50 per document
Replacement document package	\$25 per package
Pre and post-closing disbursement service	\$150 per batch ¹
Interest-bearing account set-up	\$50 per transaction
Recording fees, transfer tax of any other governmental fees	Actual fee
Cancellation Fee	The cancellation Fee shall be reasonable based upon the work completed

NOTE: Does not include notary fees, recording fees, recording services fees, transfer taxes or international overnight delivery unless expressly stated in the description of service.

(b) Basic Escrow Services

Basic Escrow Services are services provided to consumers for one-time transactions, excluding developer, declarant (as designated in a project declaration) and/or managing entity.

- (1) Resale/Refinance Escrow Service Fee: \$400
- Document preparation of up to two (2) documents
- Issuance of disbursements up to six (6), whether by check or wire transaction
- Up to six (6) domestic overnight deliveries
- Association notice of conveyance

¹ A batch constitutes a group of files submitted together where the same service is provided for each separate file in the batch.

(i) Simultaneous (Concurrent) Resale Loan Escrow Service Fee: \$60

Simultaneous (concurrent) resale loan escrow services are provided to consumers obtaining financing concurrent with resale escrow services. These services include, but are not limited to:

- Review of loan documents
- Preparation of Closing Disclosure
- Receipt and disbursement of loan proceeds
 - (2) Transfer Escrow Services Fee: \$225

These services are provided for estate planning purposes without consideration. These services include:

- Document preparation of up to two (2) documents
- Up to two (2) domestic overnight deliveries

(c) Rental Escrow Services

(1) Timeshare Interests Rental Escrow Service Fee:

The Company may furnish escrow services for the rental of timeshare interests for the following Fee:

Transaction Amount	Fee
Up to and including \$1,000	\$100
\$1,001 to \$2,000	\$150
\$2,001 to \$5,000	\$150 plus \$25 for every \$500 or fraction thereof
Above \$5,000	\$300 plus \$15 for every \$500 or fraction thereof

These services include:

- Receipt of incoming funds and issuance of disbursements up to two (2), whether by check or wire transaction, including associated incoming wire transfer fees
- Up to one (1) domestic overnight delivery
- Review of reservation confirmation

(d) Miscellaneous Services

(1) Miscellaneous Services

The items below are to be charged only when the service is not expressly included in the description of the applicable escrow services.

Type of Service	Fee
Additional deposits/disbursements ²	\$25
Document preparation	\$50

² Per each deposit or disbursement that exceeds the number of transactions to be included in the Basic Escrow Service Fee as described in those sections.

Type of Service	Fee
Replacement document package	\$25
HOA coordination	\$50
Domestic overnight delivery	\$25
Recording fees, transfer tax of any other governmental fees	Actual fee
Cancellation Fee	The cancellation Fee shall be reasonable based upon the work completed
Delivery of funds and documents to IRS, in connection with the Foreign Investment in Real Property Tax Act (FIRPTA)	\$25

NOTE: Does not include notary fees, recording fees, recording services fees, transfer taxes or international overnight delivery unless expressly stated in the description of service.

9. MISCELLANEOUS ESCROW FEES

(a) Refinance Escrow/Loan Only Escrow - Residential Only

The Fee for escrow services for refinance loan transactions or other loan-only transactions involving Residential properties, where the loan proceeds are used for any purpose other than the financing of the acquisition of the property in a concurrent purchase transaction, is \$375 per transaction. The services provided consist of: (1) review and compliance with, and downloading of, instructions and documents provided by a lender; (2) the procurement of up to three demand statements; (3) disbursement of funds by wire or check for the elimination of matters affecting title, and borrower proceeds, when applicable and requested; (4) overnight delivery service, where applicable; (5) receipt of funds by wire or cashier's check; (6) local signing services up to and including \$75; and (7) document preparation for one document, when required by new lender. For transactions with more than one loan, add an additional Fee of \$150 for each loan over one.

(b) Refinance Escrow/Loan Only Escrow - Commercial Only

The Fee for escrow services for refinance loan transactions or other loan-only transactions involving Commercial properties, where the loan proceeds are used for any purpose other than the financing of the acquisition of the property in a concurrent purchase transaction, is \$500 per transaction. The services provided consist of: (1) review and compliance with, and downloading of, instructions and documents provided by a lender; (2) the procurement of up to three demand statements; (3) disbursement of funds by wire or check for the elimination of matters affecting title, and borrower proceeds, when applicable and requested; (4) overnight delivery service, where applicable; (5) receipt of funds by wire or cashier's check; and (6) document preparation for one document when required by new lender. For transactions with more than one loan, add an additional Fee of \$150 for each loan over one.

(c) Disbursement Service Escrow

This Fee applies where the Company provides disbursement services in connection with an order for title insurance when the Company is disbursing funds in support of a primary escrow agent other than the Company. Disbursement services consist of (1) receipt of funds and written instructions from the primary escrow agent and from any lender whose loan will be insured; (2) disbursement of such funds for the elimination of any matters affecting title to the extent authorized under such instructions; (3) disbursement of any remaining funds to the primary escrow agent; and (4) wire transfers and overnight delivery service.

Disbursement services do not include, among other things, ordering payoff demand statements from existing lienholders, messenger fees, or other fees listed in Section 10 below except as expressly provided in this paragraph. The Fee for disbursement services is \$150 per order.

(d) Limited Escrow 1031 Exchange

A Fee of \$150 is charged for coordinating with an intermediary/facilitator other than a division or subsidiary of the Company to effect a 1031 tax deferred exchange. This service consists of: (1) telephone calls; (2) sending escrow instructions and the preliminary title report to the intermediary; (3) preparation of "substitution of position" forms and obtaining signatures; (4) coordinating exchange with the intermediary; and (5) coordinating funding, issuance of specialized closing statements and forwarding them to the intermediary.

(e) Manufactured Home Escrow

In addition to the Sale Escrow Fee, the Company will charge a Fee of \$450. This service includes completion of paperwork required by government entities, research, procurement of demand statements, conversion to real property if requested and only upon the discretion of the Company, recording services, and coordination of lien releases.

10. MISCELLANEOUS SERVICES

The Fees below are not charged when the service is expressly included in the description of the applicable escrow services.

Type of Service	Fee
Notary fee and signing services	Actual fee
Check returned due to insufficient funds	\$25 per check
Interest-bearing account set-up (does not apply to Commercial transactions)	\$50 per account
Holdbacks - General (escrow funds held for future payments, except for real or personal property taxes)	\$100 for up to five (5) disbursements, and \$25 per check for each disbursement thereafter
Holdbacks - Tax (setting up and holding real or personal property taxes in a sub escrow account)	\$25 per parcel
Document preparation - note	\$100 per document
Document preparation - deed of trust	\$100 per document
Document preparation - note and deed of trust package	\$150 per package
Document preparation - all-inclusive note and deed of trust package	\$400 per package
Document preparation - contract of sale package	\$500 per package
Document preparation - all other documents not already included in the escrow Fee	\$50 per document
Fee per check to pay credit card or other debt not secured by the real property involved in the escrow	\$5 per check

Type of Service	Fee
Fees for services obtained from a third party (other than the	Actual fee or tax, other than
Company) or otherwise imposed by a governmental entity and for	recording fees in transactions
which a specific Fee or fee is not assigned for the individual service	subject to Section 7 of this
in this Schedule	Schedule
When closing through National Commercial Services, reconveyance	
tracking to follow up on recording of a lien release is recorded when	
a loan is paid in full at the close of escrow on a Commercial property	\$250
or vacant land and a release is not available for recordation at	
closing	
Reconveyance processing when original note and deed of trust	
along with a request for full or partial reconveyance is submitted for	\$100 per reconveyance
preparation of a full or partial reconveyance	
Procedures as outlined in Nev. Rev. Stat. § 107.077 for issuance of	\$100
a Release of Obligation	Ψ100
Delivery of funds and documents to IRS, in connection with the	\$140
Foreign Investment in Real Property Tax Act (FIRPTA)	Ψ140
Wire Fee	\$25 per wire
Overnight delivery Fee	\$20 per delivery

11. SPECIAL PRICING CONSIDERATION

Special pricing consideration may be given to transactions aggregating \$5,000,000 or more based upon various factors including geographic location, competitive environment, expenses, and other reasonable considerations, provided that the minimum Fee shall not be less than the Basic Escrow Fee for a \$5,000,000 transaction.

12. ADDITIONAL WORK FEE - COMMERCIAL

When closing through National Commercial Services, additional work Fees may apply as needed for Commercial properties. The additional work Fee shall be reasonable and based upon the work involved, subject to a minimum Fee of \$100.

APPENDIX A

BASIC ESCROW FEES

Area A: Clark County:

Amount of Transaction	Fee
Up to and including \$100,000	\$660, minimum Fee
For each additional \$10,000, or fraction thereof above \$100,000, up to and including \$350,000	add \$18 per \$10,000
For each additional \$10,000, or fraction thereof above \$350,000, up to and including \$600,000	add \$12 per \$10,000
For each additional \$10,000, or fraction thereof above \$600,000	add \$6 per \$10,000

Area B: Washoe and Douglas Counties:

Amount of Transaction	Fee
Up to and including \$100,000	\$783, minimum Fee
\$100,001 to \$200,000	\$915
\$200,001 to \$350,000	\$1,058
\$350,001 to \$500,000	\$1,223
\$500,001 to \$650,000	\$1,388
\$650,001 to \$800,000	\$1,553
\$800,001 to \$1,000,000	\$1,745
For each additional \$10,000, or fraction thereof above \$1,000,000	\$1,928 plus \$4.40 per \$10,000 for amounts in excess thereof

APPENDIX B

NEW HOME ESCROW FEES

New Home Fee

Policy Amount		Up To		Up To	Home	Up To		Up To		Up To	
Up To And		Ånd		And		Ånd		And		And	
Including	Fee	Including	Fee	Including	Fee	Including	Fee	Including	Fee	Including	Fee
\$150,000	710	630,000	1,035	1,110,000	1,140	1,590,000	1,185	2,070,000	1,235	2,550,000	1,280
160,000	745	640,000		1,120,000				2,080,000			,
170,000	755	650,000		1,130,000	1,140			2,090,000			
180,000	755	660,000		1,140,000	1,140		1,190	2,100,000		2,580,000	
190,000	765	670,000	1,045	1,150,000	1,140	1,630,000	1,190	2,110,000		2,590,000	,
200,000	775	680,000	1,045	1,160,000	1,145	1,640,000	1,190	2,120,000		2,600,000	
210,000	785	690,000		1,170,000		1,650,000	1,190				
220,000	795	700,000		1,180,000		1,660,000	1,195			2,620,000	
230,000	795	710,000		1,190,000	1,145	1,670,000	1,195			2,630,000	
240,000	805	720,000		1,200,000	1,145		1,195			2,640,000	
250,000	815	730,000		1,210,000	1,150	1,690,000	1,195	2,170,000		2,650,000	
260,000	825	740,000		1,220,000						2,660,000	
270,000	835	750,000	_	1,230,000	1,150	1,710,000	1,200			2,670,000	
280,000	835	760,000		1,240,000	1,150	1,720,000	1,200	2,200,000		2,680,000	
290,000	845	770,000	1,065	1,250,000	1,150	1,730,000	1,200	2,210,000		2,690,000	
300,000	855	780,000		1,260,000	1,155	1,740,000	1,200	2,220,000		2,700,000	
310,000	865	790,000		1,270,000	1,155	1,750,000	1,200	2,230,000		2,710,000	
320,000	865	800,000		1,280,000	1,155	1,760,000	1,205	2,240,000		2,720,000	1,300
330,000	875	810,000	1,075	1,290,000	1,155	1,770,000	1,205	2,250,000		2,730,000	1,300
340,000	885	820,000	1,085	1,300,000	1,155	1,780,000	1,205	2,260,000		2,740,000	1,300
350,000	895	830,000	1,085	1,310,000	1,160	1,790,000	1,205	2,270,000	1,255	2,750,000	1,300
360,000	895	840,000		1,320,000	1,160	1,800,000	1,205	2,280,000		2,760,000	1,305
370,000	905	850,000	1,085	1,330,000	1,160	1,810,000	1,210	2,290,000	1,255	2,770,000	1,305
380,000	905	860,000	1,095	1,340,000	1,160	1,820,000	1,210	2,300,000		2,780,000	
390,000	915	870,000	1,095	1,350,000	1,160	1,830,000	1,210	2,310,000	1,260	2,790,000	
400,000	915	880,000	1,095	1,360,000	1,165	1,840,000	1,210	2,320,000	1,260	2,800,000	1,305
410,000	925	890,000	1,105	1,370,000	1,165	1,850,000	1,210	2,330,000		2,810,000	
420,000	925	900,000	1,105	1,380,000	1,165	1,860,000	1,215			2,820,000	
430,000	935	910,000	1,105	1,390,000	1,165	1,870,000	1,215			2,830,000	
440,000	945	920,000		1,400,000	1,165	1,880,000	1,215			2,840,000	1,310
450,000	945	930,000		1,410,000	1,170	1,890,000	1,215			2,850,000	
460,000	955	940,000		1,420,000	1,170	1,900,000	1,215	2,380,000		2,860,000	
470,000	955	950,000	1,115	1,430,000			1,220	2,390,000		2,870,000	
480,000	965	960,000	1,115	1,440,000		1,920,000	1,220	2,400,000		2,880,000	
490,000	965	970,000	1,125	1,450,000							
500,000	975	980,000	1,125	1,460,000	1,175	1,940,000	1,220	2,420,000	1,270	2,900,000	
510,000	975	990,000				1,950,000		2,430,000			1,320
520,000	985			1,480,000	1,175	1,960,000		2,440,000			
530,000	985	1,010,000		1,490,000	1,175			2,450,000	1,270	2,930,000	1,320
540,000	995	1,020,000		1,500,000							
550,000	995	1,030,000		1,510,000			1,225				
560,000		1,040,000		1,520,000							
570,000		1,050,000		1,530,000				2,490,000			
580,000			_					2,500,000			
590,000				1,550,000							
600,000											1,325
610,000				1,570,000							
620,000	1,025	1,100,000	1,135	1,580,000	1,185	2,060,000	1,235	2,540,000	1,280	3,000,000	1325