



ESCROW RATE FILING FORM

Please email a complete Manual and Schedule to financial@azdfi.gov for review. Please send either a Word or PDF version of the rates. Rates that are mailed to the Department will not be approved. Rates that are incomplete will not be approved.

Company / Agency Name Unisource National Lender Services West, LLC		Contact Email michael_cohan@unisourcejv.com	
Address 10250 Constellation Boulevard, Suite 1620		City Los Angeles	State CA
Type of Filing <input checked="" type="checkbox"/> New Rate Schedule <input type="checkbox"/> Change of Existing Approved Rates		Effective Date Immediately upon approval	

Information included with this filing

- Cover letter including explanation of changes and justification
- Justification – **check items**
 - Financial Analysis
 - Statistics
 - Other
 - Comparison of Rate of other Escrow Agencies
 - Experience

I, Michael Cohan (Filer's Name), being duly sworn, make oath and declare that I have been given authority by Michael Cohan (Company Officer's Name) to execute this filing on behalf of Unisource National Lender services West, LLC (Company Name), and agree to and represent the following:

That the information contained herein, including exhibits and other information filed attached hereto and made a part hereof, are current, true, accurate, and complete under penalty of perjury, or un-sworn falsification to authorities, or similar provisions as provided by law; that, the jurisdiction(s) to which the rate filing is being submitted may conduct any investigation as to the legitimacy, accuracy and correctness in accordance with all applicable laws and regulations; that, if the above named individual has made a falsehood of a material fact in either the rate filing or in any documentation provided to support the foregoing rate filing, then the above named licensee may be subject to fines, fees, and penalties or other measures accordance with all laws and regulations.

I hereby verify that I am the above named individual, and certify by my printed name below that I have read the conditions stated above and agree to the language as stated.

Michael Cohan
Name of Filer

8-11-2016
Date

FOR DEPARTMENT USE ONLY

Date Received

Analyst

Date

- Approved
- Withdrawn
- Hearing
- Additional Information / Correspondence



PROPOSED NEW ESCROW RATE OR CHANGE OF RATE FORM

Company / Agent Name **Unisource National Lender Services West, LLC**

Description of new rate or change **Initial escrow services rate filing**

CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$	Expense Total	\$
Current Rate	\$	Current Rate	\$
Profit (Loss)	\$	Profit (Loss)	\$
% Profit (Loss)	%	% Profit (Loss)	%

Factors influencing the final rate

Use only if needed for additional Rate Changes

Description of new rate or change

CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$	Expense Total	\$
Current Rate	\$	Current Rate	\$
Profit (Loss)	\$	Profit (Loss)	\$
% Profit (Loss)	%	% Profit (Loss)	%

Factors influencing the final rate

Description of new rate or change

CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$	Expense Total	\$
Current Rate	\$	Current Rate	\$
Profit (Loss)	\$	Profit (Loss)	\$
% Profit (Loss)	%	% Profit (Loss)	%

Factors influencing the final rate

Description of new rate or change

CURRENT TRANSACTION EXPENSE		ESTIMATED TRANSACTION EXPENSE	
Expense Total	\$	Expense Total	\$
Current Rate	\$	Current Rate	\$
Profit (Loss)	\$	Profit (Loss)	\$
% Profit (Loss)	%	% Profit (Loss)	%

Factors influencing the final rate

Arizona

Pricing Structure for Unisource National Lender Services West, LLC

1. \$325 Bundled fee. Includes Shipping/handling, wire, curative, Consumer Disclosure, closing, Compliance review, scheduling and notary fee, disbursement and update.
2. \$400 Bundled fee. Includes Shipping/handling, wire, curative, Consumer Disclosure, closing, compliance review, scheduling and notary fee, disbursement and update.
3. \$450 Bundled fee. Includes Shipping/handling, wire, curative, Consumer Disclosure, closing, compliance review, scheduling and notary fee, disbursement and update.
4. \$500 Buyer bundled fee (purchase). Includes Shipping/handling, wire, curative, Consumer Disclosure, closing, compliance review, disbursement.
5. \$500 Seller bundled fee (purchase). Includes Shipping/handling, wire, curative, Consumer Disclosure, closing, compliance review, disbursement.
6. \$125 Notary fee
7. \$150 Notary fee
8. \$50 curative fee
9. \$25 Closing Protection fee
10. \$75 Sub escrow fee — where we disburse only
11. \$95 Sub escrow fee — where we disburse only
12. \$125 Sub escrow fee — where we disburse only
13. \$100 Subordination Processing fee
14. \$9.00 Electronic Recording fee (per document)
15. Extra Work Charge- When a complex escrow requires extra time, attention and or document preparation, an extra work fee, at the rate of \$125 per hour will be charged. The charge will be based in 30 minute increments.
16. Negotiated rate Unisource National Lender Services West, LLC
Reserves the right to change contractual negotiated pricing for certain clients.
Said pricing will be documented and maintained outside of the filed rates.