

PRICING AND COMPENSATION FORM

Pursuant to all the contract specifications enumerated and described in this solicitation, we agree to furnish **Real Property Escrow & Title Services** to the City of Mesa at the price(s) stated below.

The amount paid for a preliminary title report or an updated title report shall be considered full payment for such report and shall not be contingent upon escrow or purchase of a title policy.

The Offeror proposes the following rates for the specified products and services: (Offerors may attach rate cards listing published fees in addition to those requested below)

1	Preliminary Title Report with requirements and a commitment for Title Insurance (provide a separate breakdown if there is the price for Class A, B, C or D Title Reports are different than those stated here.) If policy is issued within 6 months, 100\$ of charge shall be applied to policy	\$ 360.00	each
2	Updated Title Report (no charge if escrowed)	\$ no charge	each
3	Rate per Parcel for Escrow Services Per attached schedule	\$ 415.00 Min.	each
4	Rate per page for copies of Recorded Documents (NOT TO INCLUDE REQUIRED COPIES PROVIDED WITH EACH PRELIMINARY TITLE REPORT)	\$ No Charge	page
5	Each Title Insurance Policy Per attached schedule	\$ 360.00 Min.	each
6	Hourly Rate for each Abstract Report	\$ no charge	hour
7	Hourly rate for each Ownership Report	\$ no charge	hour
8	Hourly rate for use of Contractor's title plant by Department employee's	\$ no charge	hour

List any other fees not defined herein:

See attachment to Pricing and Compensation Form

Ancillary or other incidental services to be provided and applicable charges for these services.

Special services at \$50.00 per hour.

Offeror agrees that they shall not charge the City a fee for the cancellation or changes to any escrows.

Yes No. If No please explain _____

The City will add any applicable sales tax or use tax. Sales/Use taxes should not be included in the offer prices.

Payment terms (not less than net 30 days): _____

Prompt Payment Discount: _____ % Discount if invoices are paid within _____ days of receipt

Vendor Name Security Title Agency

Date 6/27/2011



SECURITY
TITLE AGENCY

1630 S. Stapley Dr. #125
Mesa, AZ 85204
Phone:480-345-6345
Fax:480-345-6409

ATTACHMENT TO PRICING & COMPENSATION FORM

CLASS A REPORT \$:360.00

Owners Title Insurance Policy insuring City of Mesa

100% of the basic Owner's Policy rate (see Chicago Rate Schedule) based on purchase price by City.

CLASS B REPORT \$ 360.00
(Condemnation Report / Litigation Guarantee)

All Class A and Class B Reports may be converted to Condemnation Reports or Litigation Guarantees which are forms of title policies.

Premiums are 50% of the Basic Owner's Policy Rate (see Chicago Rate Schedule) based on appraisal or higher amount if elected by City.

CLASS C REPORT

A limited search as described in the RFP of subdivided residential lots \$60.00

A limited search of section property, commercial or multi-family zoned property, split lots \$60.00 plus \$50.00 per hour, minimum charge \$110.00

The following applies to Class A and Class B reports

Credits:

The amount paid for Class A and Class B Reports will be credited towards the purchase of a policy of title insurance. Amounts paid for Chains of Title and Class C Reports (Ownership Credits: Reports) shall not apply as credits towards policies.

If the credits for the title report exceeds the premium for the policy, the credit will be limited to the actual premium for the policy.

Documents:

All documents shown in Title Reports are delivered within and included in the price of the report. No Charge

Chains of Title

Current Vesting Deed included with Title Report No Charge

If requested at time of order, 5-year chain of title No Charge

Chain of Title, 5 years to 50 years, including copies of recorded Deeds charged at \$50 per hour. Minimum of \$110.00

Amended Title Reports:

No charge in connection with an open escrow for the City to purchase subject property. To change legal descriptions, etc., or to update title reports NOT in connection with an open escrow for the City to purchase subject property. \$100.00

In addition to hard copies of title reports and title policies, STA can provide the city with copies of title reports and title policies in electronic .pdf format.

Additional work not described herein is charged at \$50.00 per hour.

STA will not charge the City a fee for the cancellation of or change to any escrow.

The City will be billed for "out of pocket" expenses including recording and filing fees, etc.

STA currently provides and will continue to provide the City with reports regarding the status of funds held in escrow.

The response time for title reports for subdivided residential lots is five (5) business days. We can and will accommodate any request for "rush" orders or "expedited requests".

STA's Title Insurance Rates are filed with the Arizona Insurance Department, and Escrow Fees are filed with the Arizona Banking Department. Copies of STA's Escrow Fees and Chicago Rate Schedules are enclosed. If the City requests title insurance or escrow services for a specific property, fees will be charged in accordance with our filed rate schedules. Rates are guaranteed for two years.

**PROPOSAL #2011135 - SCOPE OF WORK
TITLE AND ESCROW SERVICES
ADDITIONAL PRICING INFORMATION**

TITLE REPORTS \$600.00

Credits

The amounts paid for Title Reports will be credited towards the purchase of a policy of title insurance when issued within two years of the original date of the title report.

Amounts paid for Chains of Title and Limited Searches shall not apply as credits towards title policies.

If the credits for the title report exceeds the premium for the policy, the credit will be limited to the actual premium for the policy.

Owners Title Insurance Policy insuring City of Mesa

100% of the basic Owner's Policy rate (see Rate Schedule) based on purchase price by City or its designee.

Condemnation Report / Litigation Guarantee

Title Reports may be converted to Condemnation Reports or Litigation Guarantees which are forms of title policies.

Premiums are 50% of the Basic Owner's Policy rate (see Rate Schedule) based on Appraisal or higher amount if elected by City.

Limited Search

Subdivided residential lots \$60.00

Section property, commercial or multi family zoned property,
split lots \$60.00 plus \$50.00 per hour, minimum charge \$110.00

Documents:

All documents shown in Title Reports are delivered within and included in the price of the report. No Charge

Chains of Title

Current Vesting Deed included with Title Report No Charge

If requested at time of order, 5-year chain of title No Charge

Chain of Title, 5 years to 50 years, including copies of recorded Deeds charged at \$50 per hour. Minimum of \$110.00

Amended Title Reports:

No charge in connection with an open escrow for the City to purchase subject property. To change legal descriptions, etc., or to update title reports NOT in connection with an open escrow for the City to purchase subject property. \$100.00

In addition to hard copies of title reports and title policies, STA can provide the city with copies of title reports and title policies in electronic .pdf format.

Additional work not described herein is charged at \$50.00 per hour.

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The City will be billed for "out of pocket" expenses including recording and filing fees, etc.

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