



Land Title and Escrow Company | [www.LTCO.com](http://www.LTCO.com)

**SCHEDULE OF MINIMUM ESCROW FEES  
SKAGIT AND ISLAND COUNTIES**

SALES PRICE UP TO	ESCROW FEE	SALES PRICE UP TO	ESCROW FEE	REFINANCE – LOAN AMOUNT	ESCROW FEE
\$50,000	\$1,250	\$650,000	\$1,850	REFINANCE	
\$100,000	\$1,250	\$700,000	\$1,850	UP TO \$1,000,000	\$450
\$150,000	\$1,350	\$750,000	\$1,950	OVER \$1,000,000	\$650
\$200,000	\$1,400	\$800,000	\$1,950		
\$250,000	\$1,450	\$850,000	\$2,050	CONSTRUCTION	
\$300,000	\$1,450	\$900,000	\$2,150	UP TO \$1,000,000	\$550
\$350,000	\$1,550	\$950,000	\$2,150	OVER \$1,000,000	\$750
\$400,000	\$1,550	\$1,000,000	\$2,200		
\$450,000	\$1,650	\$1,500,000	\$2,450		
\$500,000	\$1,650	\$2,000,000	\$2,700		
\$550,000	\$1,750	\$2,500,000	\$2,950		
\$600,000	\$1,750	\$3,000,000*	\$3,200		

\*Sales price over \$3,000,000: add \$250 for every additional \$500,000 or portion thereof.

**SUBDIVIDER ESCROW FEE - SALE:**

When the owner’s policy of title insurance being issued qualifies for the Subdivider Rate under the title insurance rate schedule, the seller’s portion of the escrow fee shall be reduced to \$250.00. The buyer shall pay their normal escrow fee.

**SUBDIVIDER ESCROW FEE - REFINANCE:**

When the lender’s policy of title insurance being issued qualifies for the Subdivider Rate under the title insurance rate schedule, the borrower’s escrow fee shall be reduced to \$250.00.

**ALL FEES ARE SUBJECT TO APPLICABLE SALES TAX.**



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**ADDITIONAL ESCROW FEES:**

Admin Fee:	\$100 (purchase) \$75 (refinance)
Doc Storage/Security Fee:	\$150 (purchase)
Courtesy Signing: (seller or cash buyer)	\$125
Courtesy Signing: (buyer/borrower with loan docs)	\$200
2 <sup>nd</sup> loan (2 <sup>nd</sup> statement required):	\$250
Sub Escrow:	\$300
Mobile Home Title Elimination: (in addition to escrow fee)	\$350
Mobile Home in Park: (in addition to escrow fee)	\$400
Mobile Home Not in Park: (in addition to escrow fee)	\$350
Holdback Fee:	\$300
1031 Exchange:	\$350
FIRPTA:	\$175

NOTE: Developer rates may be negotiated, subject to approval of the Insurance Commissioner of the State of Washington, for multiple transactions within a single subdivision.

The rates in this Schedule are minimum charges that are to be made for the services performed. If it is determined that additional work is required, the company reserves the right to make such additional charges as may be deemed necessary to properly compensate the company for such additional work.

Additional fees could apply to either party to the escrow transaction in the form of recording fees, overnight delivery fees, reconveyance fees, tracking fees, postage, document preparation fees, email document fees, courier fees and other similar fees charged by the company or third parties.

Land Title and Escrow Company reserves the right to match any rate quoted by a competing title or escrow company.

**Effective Date: April 1, 2024**