HANIGAN

LAW OFFICE, P.S.

PO Box 39
68 Main St.
Cathlamet, WA 98612

Office - 360.795.3494
Fax - 360.795.3001
team@haniganlaw.net

Executing Escrows for Wahkiakum Title & Escrow Co.

Schedule of Escrow Fees:

From:	To:	Fee:	Seller/Buyer One-Half Fee:
$0.00	$200,000.00	1,300.00	$650.00
200,000.01	500,000.00	1,700.00	$850.00
500,000.01	850,000.00	2,100.00	$1,050.00
850,000.01	1,500,000.00	2,500.00	$1,250.00
1,500,000.01	3,000,000.00	4,000.00	$2,000.00
3,000,000.01	+	Call for Quote	

Escrow Rate for Refinances:

(*Effective January 1)* For residential refinance transactions, an escrow fee of $900.00 is charged. This fee includes services such as wiring funds, printing loan documents, in-house notary signing, and priority mailing. Signings must be done in-house and this does not apply to purchase and sale transactions. Government recording fees are not included and are in addition to this rate.

Escrow Rate for Construction Loans:

For construction transactions, the escrow fee from the chart above will be charged. This fee includes services such as wiring funds, printing loan documents, and priority mailing. Signings must be done in-house and this does not apply to purchase and sale transactions. Government recording fees are not included and are in addition to this rate.

COMMERCIAL RATE: Commercial transactions that are not a one-to-four family residential structure will be determined based on the amount of work and liability.

MANUFACTURED HOME CHARGES: For transactions in which the title to a manufactured home is to be eliminated, there will be an additional charge of $250 plus government fees.

RECONVEYANCE FEE: Full Reconveyance fees are $400.00 when the company is the trustee. Partial Reconveyance fees are $450.00.

COURIER HANDLING FEE: Courier handling fees of $50.00 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 TRANSACTIONS: the fee to accommodate a short sale transaction will be an additional $300.00.

GOVERNMENT AGENCIES: Government Agencies for instrumentalities acquiring or disposing of real estate may be based upon agreement between the agency and the escrow company.

ADDITIONAL WORK CHARGE: We reserve the right to adjust all fees to compensate for the amount of work involved or liability incurred.

Effective 1/1/2026