

Title Security Agency



A Joint Venture with First American Title™

Account Servicing Department

Account Servicing is a value-added service for anyone who desires to have a "third" party act on their behalf whenever there is a private loan or seller-assisted financing.

An account servicing agent is an impartial party between the payee (the seller) and the payor (the buyer), and serves as the entity who maintains records of all payments received and disbursed and keeps a running total of the amounts due under the loan documents.

Title Security is unique in its approach to private loan / seller-assisted financing in that Title Security will assist not only their internal title and escrow customers, but also assist customers who may have closed their title and escrow transaction at another title company.

Account Servicing provides a much needed service to the seller financed transaction and has continued to provide such a service in Arizona for over 40 years. Our loyal customers have made us the market leader in Tucson.

Services Provided:

Maintain and retain the seller finance documents, including the final release document

Accept and disburse payments, maintaining the bookkeeping records

1098/1099 End of Year Reporting as required by the IRS

Provide statements as requested and needed

Establish and maintain escrow accounts for payment of property taxes, insurance and/or assessments

Paula Carlaftes

Account Servicing Manager

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Account Servicing

FEE SCHEDULE

AS OF JULY 3, 2017

SETUP FEES

Account Setup Fee no volume user discount, one time fee	\$	100.00
Impounded Account in addition to set up fee, up to 2 impounded items	\$	100.00
Each additional impounded item	\$	50.00
Tax Service Contract Fee required if tax impounds, one time fee	\$	95.00
Wrap - Account	\$	150.00

SERVICE FEES charged according to the Service Agreement

Service Fee for Standard Account no volume user discount, monthly	\$	10.00
Impounded Account monthly	\$	20.00
Each Additional Check	\$	5.00
Quarterly	\$	30.00
Semi-Annual	\$	60.00
Annual	\$	120.00

MISCELLANEOUS FEES

Assumption or Assignment of Payor or Payee Interest	\$	100.00
Close Out Letter or Termination of Account	\$	75.00
Modification of terms of Account	\$	100.00
NSF Check Charge	\$	25.00
Full Release / Reconveyance	\$	100.00
Partial Release / Reconveyance no volume user discount	\$	100.00
Reinstatement Fee	\$	50.00
Statement of Information Fee	\$	75.00
Re-Issuance of check not cashed within 6 months	\$	25.00

For a complete fee schedule, please contact Account Servicing

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Online Account Access NOW AVAILABLE at

<https://edsnotepro.com/MyNote>

Title Security would like to inform you of new online options for account payments and account reviews. Payors can now make payments online for next-business-day processing. Online payments must be processed from an electronic check. We do not accept debit and credit cards. Payees can also review your account online to see your current balance and next due payment.

If you are interested in registering for online access to your account please go to: <https://edsnotepro.com/MyNote> and complete the New user sign-up and submit your request. Within 1-3 business days you will receive a confirmation email together with a temporary password.

If you have any questions or concerns regarding this new option or anything else regarding your account, please contact us.