Fee Structure

Set Up Fees

Collection Set Up (i.e. Deed of Trust)	.1% of Note/ $100.00 min
Escrow Set Up Lease Option/Contract for Deed	.1% of total held/ $200.00 min
Complex Contracts/Escrows	CALL
Partial Release	$85.00
Modification of Terms	$75.00
Hold Funds Only *(Annual fee of $120.00)*	.1% of Contract/ $200.00 min
Hold Funds in Int. Bearing Acct *(Annual Fee of $120.00)*	.1% of Contract/ $275.00 min

Close Out Fees

Close Out Fee for CO Deed of Trust & Release Rec	$150.00
Close Out Fee for Out of State Deed of Trust	CALL
Close Out Fee for Installment Contract	$150.00
Close Out Fee for Termination of Escrow	$150.00
Reinstatement	$100.00

Payment Processing

Automatic Payments (No Receipt)	$18.00/payment
Manual ACH Payment Pull	$3.00/payment
Payments by Check	$21.00/payment
Disbursements by Check	$3.00/ payment
Each Add'l Disbursement	$10.00
Quarterly Disbursements	$55.00
Semi-annual Payments	$90.00
Annual Payments	$160.00
Annual Fee No Disbursement	$150.00
Escrow Tax or Insurance	$8.00/monthly
Escrow Tax & Insurance	$10.00/monthly
Dormant Account Fee	$150.00/monthly
Wire Fee	$50.00
Account Adj *(Payments made outside of escrow)*	$100.00
Receipt for Payments/Disb	$3.00

Affiliated Companies

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CTS
Trusted Since 1946

Southwest Colorado's Oldest Title Company

970.247.5464

www.coloradotitleservices.com

CLX

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A Qualified Intermediary for 1031 Tax Deferred Exchanges Since 1991

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Colorado Title & Closing Services serves the following counties:
Archuleta, Delta, Dolores, Gunnison, Hinsdale, La Plata, Mesa, Mineral, Montezuma, Montrose, Ouray, San Juan & San Miguel

You hired a professional to buy or sell your property,

...NOW ask a professional to handle the payments!

info@rme.com

ROCKY MOUNTAIN ESCROW, INC.

Since 1985

Long Term Escrow Services

A long term escrow is an arrangement to have a neutral third party handle agreements, between two or more parties, such as promissory notes between a buyer and seller/lender. In doing so, the long term escrow company handles the details, such as retaining the original documents for safekeeping, accepting and distributing funds, calculating principal and interest, and retaining reserves for taxes and insurance. In addition, we provide appropriate parties with year-end statements of payments made for income tax preparation.

www.escrowrme.com

ROCKY MOUNTAIN ESCROW, INC.
Since 1985

rev. 06.05.26

970 Main Ave. • P.O. Box 2106
Durango, Colorado 81302
Ph: (970) 385.4423
Fx: (970) 385.4332

What is a Long Term Escrow?

Long term escrows are established to hold original documentation and accept and disburse payments on Agreements, Contracts, Promissory Notes and Deeds of Trust between private parties. During the term of the escrow, we will accept payments, calculate the principal and interest, disburse payments as requested and provide a year-end report of interest paid by the purchaser/borrower.

As an escrow agent, we will provide a payoff statement and record the documents necessary to remove the lien from the property at the time the account is paid in full. No further follow-up will be required by the parties.

You can be assured that all payments will be processed accurately and in a timely fashion. All payments will be disbursed according to the seller's instructions. For an additional fee, Rocky Mountain Escrow can set up and hold monthly payments for tax and insurance reserves. Upon receipt of the annual billing statements for taxes and/or insurance, these items will be paid prior to the due date. After payment, the reserve account monthly payment amount will be recalculated.

Additional Services

- Hold Funds for Punch List Items
- Construction Disbursements
- Lease Option Contract Servicing

Number One In Service!

Our 40+ years of expertise ensures the highest level of accuracy and integrity when servicing seller carry-backs/long term escrow accounts.

Seven Reasons to Escrow Your Seller Carry-backs With the Oldest Escrow Company in Southwest Colorado

1. Accurate payment history kept.
(Prevents disputes between parties.)

2. Can obtain a final payoff within 24hrs.
(Available every business day.)

3. After payoff, release document is recorded at the courthouse, preventing problems when you sell or refinance the property.
(Often private lenders do not follow all steps to release liens after the final payment.)

4. Escrow for taxes and insurance by request.
(Seller is assured payments have been made in a timely manner.)

5. File a 1098 with IRS for interest paid.
(Necessary for purchaser to claim tax deduction for interest paid, we use our TIN on 1098s protecting seller's Social Security Number.)

6. Payments are made to underlying wrapped loans. *(Buyer is protected knowing the payment has been made to loans that are the responsibility of the seller.)*

7. Safekeeping of the original documents.
(Public Trustee will not release the Trust Deed without the original Promissory Note being presented. If the original note is lost, the noteholder is required to post a bond with the Public Trustee, which is quite expensive.)

DEPENDABLE FAST ACCURATE PRIVATE PROFESSIONAL FLEXIBLE

ROCKY MOUNTAIN ESCROW, INC.