



AFFILIATED BUSINESS ARRANGEMENT DISCLOSURE STATEMENT

To: The Buyers and/or Sellers of the Subject Property
From: Coldwell Banker Bain

Subject Property: 200 Beach Place 101 Edmonds WA 98020 Date: 6/15/2020

This is to give you notice that The Landover Corporation, doing business as Coldwell Banker Bain (CBBain), has the following business relationships described below. Because of these relationships a referral to one of these businesses may provide CBBain a financial or other benefit:

Home Warranties – By agreement CBBain delivers marketing and other services to American Home Shield for which it is paid a fee.

Lending – CBBain and its owner provide marketing services to Axia Home Loans for which it is paid a fee.

Title and Escrow – The owner of CBBain owns, through a different entity, a sixty percent interest in Rainier Title and Escrow.


Federal law and/or state law and regulations require that we provide you with this written disclosure statement. Set forth on this disclosure statement are the estimated charges or range of charges for the settlement services listed. These charges are estimated as of the printing of this document and may change at any time. You are NOT required to use the listed provider(s) as a condition for purchase of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

AHS	AXIA HOME LOANS	RAINIER TITLE	RAINIER ESCROW																																																																				
American Home Shield (AHS) generally charges the following pricing for the products listed (note that prices do not include A/C coverage and are affected by size of home, pool coverage, additional coverage selected etc.):	Axia Home Loans generally charges the following fees (depending on borrower's credit, payment and employment history, credit scores, qualifications ratios, down payment, collateral and other factors):	Customarily, seller pays for an owner's Homeowner's coverage title insurance policy based on sales price and buyer pays for lender's extended coverage title insurance policy based on the loan amount. The following rates are examples of the premiums most commonly charged by Rainier Title for Homeowner's and Lender's Policy coverage:	Customarily, escrow fees are based on sales price and are split between buyer and seller. Rainier Escrow generally charges to each party the following fees plus Washington State sales tax. No additional fees are charged for courier, wire, express mail, delivery services or payoffs of five or less.																																																																				
<ul style="list-style-type: none"> ShieldEssential range - \$250 to \$570 ShieldPlus range - \$340 to \$760 ShieldComplete range - \$376 to \$844 Seller Coverage Option Fee range - \$65 to \$75 Trade Service Call Fee - \$100 	<ul style="list-style-type: none"> Loan Origination Fee - up to 3% of loan amount Loan Processing Fee - up to \$595 Underwriting/Document Preparation Fee - up to \$795 Appraisal Fee (third party fee) - base fee \$750 Credit Report (third party charge) - base fee \$100 	<table border="1"> <thead> <tr> <th rowspan="2">Sales price up to:</th> <th colspan="2">Title Premium</th> </tr> <tr> <th>Homeowner's Rate*</th> <th>Lender's Policy**</th> </tr> </thead> <tbody> <tr><td>\$100,000</td><td>\$504</td><td>\$483</td></tr> <tr><td>\$200,000</td><td>\$756</td><td>\$593</td></tr> <tr><td>\$300,000</td><td>\$966</td><td>\$686</td></tr> <tr><td>\$400,000</td><td>\$1,142</td><td>\$762</td></tr> <tr><td>\$500,000</td><td>\$1,319</td><td>\$840</td></tr> <tr><td>\$600,000</td><td>\$1,495</td><td>\$917</td></tr> <tr><td>\$700,000</td><td>\$1,672</td><td>\$994</td></tr> <tr><td>\$800,000</td><td>\$1,848</td><td>\$1,071</td></tr> <tr><td>\$900,000</td><td>\$2,024</td><td>\$1,187</td></tr> <tr><td>\$1,000,000</td><td>\$2,201</td><td>\$1,225</td></tr> <tr><td>>\$1,000,000</td><td>Call for rate***</td><td>Call for rate***</td></tr> </tbody> </table> <p><small>*Applicable to owner-occupied residential property only. **Based on simultaneous issue. ***Rates available on request.</small></p> <p>Fees listed are minimums and additional charges may be made based on the complexity of the transaction. All premiums and work charges are subject to State sales tax.</p>	Sales price up to:	Title Premium		Homeowner's Rate*	Lender's Policy**	\$100,000	\$504	\$483	\$200,000	\$756	\$593	\$300,000	\$966	\$686	\$400,000	\$1,142	\$762	\$500,000	\$1,319	\$840	\$600,000	\$1,495	\$917	\$700,000	\$1,672	\$994	\$800,000	\$1,848	\$1,071	\$900,000	\$2,024	\$1,187	\$1,000,000	\$2,201	\$1,225	>\$1,000,000	Call for rate***	Call for rate***	<table border="1"> <thead> <tr> <th>Sales price up to:</th> <th>One-Half Escrow Fee</th> </tr> </thead> <tbody> <tr><td>\$100,000</td><td>\$600</td></tr> <tr><td>\$200,000</td><td>\$650</td></tr> <tr><td>\$300,000</td><td>\$750</td></tr> <tr><td>\$400,000</td><td>\$875</td></tr> <tr><td>\$500,000</td><td>\$975</td></tr> <tr><td>\$600,000</td><td>\$1,025</td></tr> <tr><td>\$700,000</td><td>\$1,075</td></tr> <tr><td>\$800,000</td><td>\$1,150</td></tr> <tr><td>\$900,000</td><td>\$1,250</td></tr> <tr><td>\$1,000,000</td><td>\$1,200</td></tr> <tr><td>\$2,000,000</td><td>\$1,325</td></tr> <tr><td>\$3,000,000</td><td>\$1,600</td></tr> <tr><td>\$4,000,000</td><td>\$1,900</td></tr> <tr><td>\$5,000,000</td><td>\$2,050</td></tr> </tbody> </table> <p>Additional services rendered, including but not limited to outside signing fees, document preparation, mobile home elimination, payoffs of 6 or more, reconveyance tracking, short sales and 1031 Tax Deferred transactions will result in additional fees. Please consult your escrow closer.</p>	Sales price up to:	One-Half Escrow Fee	\$100,000	\$600	\$200,000	\$650	\$300,000	\$750	\$400,000	\$875	\$500,000	\$975	\$600,000	\$1,025	\$700,000	\$1,075	\$800,000	\$1,150	\$900,000	\$1,250	\$1,000,000	\$1,200	\$2,000,000	\$1,325	\$3,000,000	\$1,600	\$4,000,000	\$1,900	\$5,000,000	\$2,050
Sales price up to:	Title Premium																																																																						
	Homeowner's Rate*	Lender's Policy**																																																																					
\$100,000	\$504	\$483																																																																					
\$200,000	\$756	\$593																																																																					
\$300,000	\$966	\$686																																																																					
\$400,000	\$1,142	\$762																																																																					
\$500,000	\$1,319	\$840																																																																					
\$600,000	\$1,495	\$917																																																																					
\$700,000	\$1,672	\$994																																																																					
\$800,000	\$1,848	\$1,071																																																																					
\$900,000	\$2,024	\$1,187																																																																					
\$1,000,000	\$2,201	\$1,225																																																																					
>\$1,000,000	Call for rate***	Call for rate***																																																																					
Sales price up to:	One-Half Escrow Fee																																																																						
\$100,000	\$600																																																																						
\$200,000	\$650																																																																						
\$300,000	\$750																																																																						
\$400,000	\$875																																																																						
\$500,000	\$975																																																																						
\$600,000	\$1,025																																																																						
\$700,000	\$1,075																																																																						
\$800,000	\$1,150																																																																						
\$900,000	\$1,250																																																																						
\$1,000,000	\$1,200																																																																						
\$2,000,000	\$1,325																																																																						
\$3,000,000	\$1,600																																																																						
\$4,000,000	\$1,900																																																																						
\$5,000,000	\$2,050																																																																						

ACKNOWLEDGEMENT

I/We have read this disclosure form and understand that Coldwell Banker Bain is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as a result of this referral.

Buyer _____ Date _____


 Seller Molly Ann Smith Date 06/15/2020
Signed: 2020 5:03:01 PM PDT

Buyer _____ Date _____

Seller _____ Date _____