

WASHINGTON STATE* ESCROW FEE SCHEDULE

(*All Counties except Chelan, Douglas, Island, Okanogan, Skagit, Spokane & Whatcom)

Effective February 9, 2026

SALES PRICE			FULL ESCROW FEE	¹ / ₂ ESCROW FEE
\$1	to	\$50,000	\$2,000	\$1,000
\$50,001	to	\$100,000	\$2,000	\$1,000
\$100,001	to	\$150,000	\$2,000	\$1,000
\$150,001	to	\$200,000	\$2,000	\$1,000
\$200,001	to	\$250,000	\$2,000	\$1,000
\$250,001	to	\$300,000	\$2,100	\$1,050
\$300,001	to	\$350,000	\$2,300	\$1,150
\$350,001	to	\$400,000	\$2,300	\$1,150
\$400,001	to	\$500,000	\$2,600	\$1,300
\$500,001	to	\$600,000	\$2,750	\$1,375
\$600,001	to	\$700,000	\$2,850	\$1,425
\$700,001	to	\$800,000	\$2,950	\$1,475
\$800,001	to	\$900,000	\$3,050	\$1,525
\$900,001	to	\$1,000,000	\$3,100	\$1,550
\$1,000,001	to	\$1,500,000	\$3,300	\$1,650
\$1,500,001	to	\$2,000,000	\$3,400	\$1,700
\$2,000,001	to	\$2,500,000	\$4,100	\$2,050
\$2,500,001	to	\$3,000,000	\$4,200	\$2,100
\$3,000,001	to	\$3,500,000	\$4,800	\$2,400
\$3,500,001	to	\$4,000,000	\$4,900	\$2,450
\$4,000,001	to	\$5,000,000	\$5,500	\$2,750

Over \$5,000,000: \$5,500, plus an additional \$350 (\$175/side) per \$250,000 in liability.

Refinance Rates:

Residential Refinance Rate (under \$1,000,000 loan amount):	\$525
Residential Refinance Rate (\$1,000,000 and over loan amount):	\$625
Stand Alone Second Mortgage:	\$325

Commercial Property Refinance fees are 50% of the full escrow fee chart above based on the loan amount.

Commercial property sale transactions with a sales price over \$1,000,000 additional work charge: \$400/side

Additional charge on sale transactions for deliveries, wire transfers, multiple payoffs, and other fees associated with outside vendors: \$95/side

Sub-Escrow (inclusive fee), Special handling fee for 1031 exchanges, and document preparation fees for preparing quit claim deeds, powers of attorney, and notes secured by deeds of trust: \$150

Mobile home title elimination fee and simultaneous second mortgages: \$250

Reconveyance Fee: \$450 (\$550 if the original note and deed of trust are not delivered)

Miscellaneous services not covered in this fee schedule may be provided at a rate of \$100/hour.

CW Title reserves the right to adjust the above escrow fees to adequately compensate for the amount of work involved and the risk assumed. With Agreement of the parties to a transaction, there may be discounts applicable to one or both parties based on the work economy created by a volume of transactions from one or both parties. CW Title may offer reduced rates for government entities, approved affinity groups, charitable entities, and not-for-profit organizations. Any split of the escrow fee between the parties other than a 50/50 split must be agreed to in writing by both parties to the transaction.

CW Title reserves the right to match a written escrow rate from a competitive title and/or escrow company.
All fees on this schedule are subject to the applicable Washington State sales tax.



We are thankful for each opportunity to work with you.
 Visit www.cwtitle.com to find your nearest Washington location.