

Real Property Sale Escrow Rates

Thurston County Properties

Filing Effective : 07/27/2025

Sales Price	Half Fee	Full Fee
\$1.00 - \$100,000	\$700	\$1,400
\$100,001-\$200,000	\$850	\$1,700
\$200,001-\$300,000	\$950	\$1,900
\$300,001-\$400,000	\$1,050	\$2,100
\$400,001-\$500,000	\$1,200	\$2,400
\$500,001-\$600,000	\$1,250	\$2,500
\$600,001-\$700,000	\$1,300	\$2,600

Sales Price	Half Fee	Full Fee
\$700,001-\$800,000	\$1,350	\$2,700
\$800,001-\$900,000	\$1,400	\$2,800
\$900,001-\$1,000,000	\$1,450	\$2,900
\$1,000,001-\$2,000,000	\$1,550	\$3,100
\$2,000,001-\$3,000,000	\$1,900	\$3,800
\$3,000,001-\$4,000,000	\$2,250	\$4,500
\$4,000,001-\$5,000,000	\$2,600	\$5,200

Over \$5,000,000 fees will be negotiated on work provided with a minimum fee of \$5,700.

All escrow fees are subject to Washington State Sales tax that varies by office location.

Charges For Additional Services:

- Release Tracking Fee - \$40.00 Per Monetary Lien
- Reconveyance with Substitution - \$777.77
- Sub Escrow Fee - \$200
- Reconveyance Fee - \$472.31

All additional services are subject to Washington Sales Tax that varies by office location. Reconveyance fees listed above include sales tax.

Rainier Title reserves the right to request additional charges where unusual services or costs will be required to comply with the instructions of the parties. If that occurs, the customer will be informed and provided an opportunity to cancel the request or make alternative arrangements. Examples include: (1) post-closing responsibilities to hold and disburse a sum held back for a defined purpose, (2) unusual document preparation, (3) receipt of lender documents by digital delivery that requires the Company to extract, print and organize the documents for the lender, (4) expedited delivery services, (5) payoffs for debts that are not liens on the land, or (6) filing UCC financing documents.

Rainier Title may offer reduced rates for government entities or charitable organizations. Rainier Title may offer reduced rates negotiated by developers or builders based upon volume efficiencies. The escrow charges for commercial property transactions will be negotiated based upon the services that are requested. Rainier Title reserves the right to match any written escrow quote provided by a competitor for escrow services to be performed within this area.

*Other charges may apply, please call us for an accurate estimate of all fees

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