



Cascade Contract Collections: Fee Sheet

What is an Escrow Collection?

An escrow collection is the administration of a purchase agreement between two or more parties. In a contract, documents, money, securities, and other conveyances are held in escrow according to the written instructions provided by the parties of the transaction. The escrow collection agent maintains a history of payments including principal and interest, as well as tax and insurance reserves and any other monetary transactions.

Who needs an Escrow Collection?

Any individual who buys or sells property and loans or borrows money from another individual can benefit from a neutral third party who keeps proper records. An escrow collection will help avoid disagreements about interest and principal balances.

Why have an Escrow Collection?

Although a private note can be an excellent source of income, few note holders have the experience or desire to oversee the monthly collection and reporting that is involved when servicing a mortgage note. These tasks include receiving and applying payments, calculating principal and interest and assessing late fees and/or prepayment penalties.

Set Up Fee:	\$35.00 + \$2.00 per thousand \$175.00 minimum fee
Assignment/Assumption Fee:	\$100.00
Modification Fee:	\$50.00
Monthly Disbursement Fees:	\$12.00 up to 2 disbursements \$3.00 3rd disbursement or more
Quarterly Disbursement Fees:	\$20.00 up to 2 disbursements \$3.50 3rd disbursement or more
Semi-Annual:	\$25.00 up to 2 disbursements \$3.50 3rd disbursement or more
Annual:	\$40.00 up to 2 disbursements \$7.50 3rd disbursement or more
Monthly Receipt:	\$1.00 per receipt
Annual Reserve Fee:	\$70.00 tax or insurance reserve \$100.00 tax and insurance reserve
Returned Check Fee:	\$30.00 per check
Lot Release Fee:	\$50.00
Close Out (Payoff) Fee:	\$100.00
Underlying Loan Payoff Fee:	\$100.00 (per loan not serviced by Cascade)

Please feel free to contact our office
with any questions you may have about our services:

Denise Brown: Collections Manager
Gwen Bowen: Collections Officer
Annee McDermott: Collections Officer

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