



## **RATES AND RULES MANUAL**

**FOR**

**THE STATE OF ARKANSAS**



**Effective Date**

**March 1, 2020**

The rates, fees, and charges set forth herein apply to all applications or orders for title insurance received on or after

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## GENERAL RULES

### **A. APPLICABILITY**

This manual is created by Southwest Title Insurance Company, "Southwest Title", for the State of Arkansas. The rates and charges for title insurance herein are specifically for land located in Arkansas and are designed for use by policy issuing agents located throughout the state. Policy issuing agents for Southwest Title may issue preliminary reports, commitments, binders, policies, endorsements, and guarantees, and collect the applicable premium on behalf of Southwest Title.

Southwest Title reserves the right to decline to issue any title insurance policy, which in its sole and absolute discretion, determines to present an unacceptable risk.

### **B. COMPUTATION OF RATES**

The Basic Rate Schedule must be used to calculate the charges herein. If a property transaction is located in more than one county, it shall be considered non-contiguous separate parcels.

See Basic Schedule of Rates chart as provided by Southwest Title Insurance Company. Rates in the Basic Schedule of Rates are expressed in increments of \$5,000 of insurance. If the amount of insurance or liability exceeds a particular increment, the next highest increment is charged.

1. **All Counties:** The Basic Rate Schedule applies to land located throughout the State of Arkansas.

### **C. AMOUNT OF INSURANCE**

Premiums are based on the amount of insurance or liability written and the Basic Rate Schedules must be used to calculate the appropriate charge.

### **D. FAIR VALUE**

Fair value of the estate or interest to be insured shall be the sales price. Where no sale is involved, the fair value may be determined from all available information, including but not limited to, the aggregate of all recorded voluntary monetary liens, appraisals, assessed values, etc. In most transactions, the fair value will not be less than the sum of all recorded voluntary monetary encumbrances to which the land is a part. Any amount of insurance above of the fair value must be approved by Southwest Title.

### **E. INCREASED LIABILITY**

The amount of insurance provided for in an existing policy of title insurance issued by Southwest Title may be increased as provided for in various sections of this Manual. Insurance exceeding the original amount of an existing policy is charged on an increased liability basis. The charge for an increased liability is the difference between the scheduled charge for the amount of insurance in the new policy and the scheduled charge based on the amount of insurance in the existing policy, calculated using the applicable rate for the type and amount of coverage.

### **F. ROUNDING PREMIUMS**

#### 1. **State-wide:**

When percentages are used to calculate premium, the amount must be rounded up to the next whole dollar. (i.e. \$105.51 is rounded to \$106.00. and \$105.39 is rounded up to \$106.00)

### **G. VALUING LEASEHOLDS**

When determining the minimum fair value, amounts of insurance, and charges for Leasehold Owner's or Leasehold Loan Policies, see Chapter 3.

### **H. ASSUMPTION OF LIABILITY**

When documents of any kind are recorded with specific instructions, which impose liability upon Southwest Title, the charge for the type of policy, or other form normally issued covering such documents, will be due upon such recording. Subsequent services rendered or assurances given will be charged at the applicable rates in this manual, unless otherwise provided.

### **I. MULTIPLE POLICIES OR OWNERSHIPS INSURED SIMULTANEOUSLY**

Whenever two or more policies are issued simultaneously out of the same ownership, the applicable rates shall be charged based upon the aggregate amount of risk assumed and other charges which may be required. An additional charge of \$50.00 shall be added for each policy issued over one. If the amount of the loan policy exceeds the owner's policy, the charge for the amount over the owner's policy is calculated at 100% of the basic rate.

This calculation does not apply to policies issued under the provisions of third party transactions, reissues of initial loan policies, and builders, subdividers and developers rates.

**J. DEFINITIONS AND FORMS**

\*ALTA: American Land Title Association

\*Company or SWTIC: Southwest Title Insurance Company

\*Basic Rate: The rates contained in the Basic Rate Schedules attached to the manual.

\*Increased Liability: See General Information, paragraph E.

\*Leasehold Owner's: An ALTA Owner's Policy issued with ALTA Endorsement 13-06 to insure a leasehold estate in the land.

\*Leasehold Loan: ALTA Loan Policy issued with ALTA Endorsement 13.1-06 to insure a leasehold estate in the land.

\*Standard Coverage Exceptions: Those certain Regional Exceptions from coverage contained in Schedule B of the ALTA Owner's or ALTA Loan Policy when standard coverage is issued.

\*Extended Coverage Exceptions: Those certain Regional Exceptions from coverage contained in Schedule B of the ALTA Owner's or ALTA Loan Policy are completely or partially omitted.

<b>American Land Title Association Forms</b>
SWTIC Form No. Com16AR ALTA Commitment 4/2/2018 (with Arkansas Modifications)
SWTIC Form No. AR1000 ALTA Owner's Policy 6/17/2006 (with Arkansas Modifications)
SWTIC Form No. AR1001 ALTA Homeowner's Policy of Title Insurance 12/2/2013 (with Arkansas Modifications)
SWTIC Form No. AR1776 ALTA US Policy 12/3/2012 (with Arkansas Modifications)
SWTIC Form No. AR2000 ALTA Loan Policy 6/17/2006 (with Arkansas Modifications)
SWTIC Form No. AR2007 ALTA Expanded Coverage Residential Loan Policy-Assessments Priority 4/2/2015 (with Arkansas Modifications)
SWTIC Form No. AR2008 ALTA Expanded Coverage Residential Loan Policy-Current Assessments 4/2/2015 (with Arkansas Modifications)
SWTIC Form No. AR2002 ALTA Short Form Residential Loan Policy Revised 12/3/2012 (with Arkansas Modifications)
SWTIC Form No. AR2009 ALTA Short Form Residential Loan Policy-Current Violations 4/2/2015 (with Arkansas Modifications)
SWTIC Form No. AR2010 ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority 4/2/2015 (with Arkansas Modifications)
SWTIC Form No. AR2011 ALTA Short Form Expanded Coverage Residential Loan Policy-Current Assessments 4/2/2015 (with Arkansas Modifications)
SWTIC Form No. AR2005 ALTA Residential Limited Coverage Junior Loan Policy 8/1/2012 (with Arkansas Modifications)
SWTIC Form No. AR2006 ALTA Short Form Residential Limited Coverage Junior Loan Policy 4/2/2013 (with Arkansas Modifications)

<b>Southwest Title Insurance Company Forms</b>
FNTI Form No.: 2004 Abbreviated Lender's Policy (ALP)

## **CHAPTER 1 - OWNER'S INSURANCE**

The charge for owner's insurance must be based on the fair value of the estate or interest insured. If additional parcels or chains of title are involved, refer to Ch. 6.4 for additional charges. If partial extended coverage is requested in a Standard Coverage Owner's Policy, refer to Ch. 1.7 for additional charges. Charges must be calculated using the appropriate Basic Insurance Rate Schedule for the county(ies) in which the property is located.

### **1.1 BASIC CHARGE**

#### **OWNER'S POLICIES**

1. Standard Coverage Owner's Policy :  
100% of the Basic Owners Insurance Rate  
*Formula: Fair Value @ 100% of Basic Rate = Premium*
2. Homeowner's Policy:  
125% of the Basic Owners Insurance Rate  
*Formula: Fair Value @ 125% of Basic Rate = Premium*

### **1.2 OWNER'S POLICIES (With Simultaneous Loan Policy)**

If lender's insurance is issued concurrently with owner's insurance, the charges in Ch. 2.2 shall apply for the lender's insurance. The charges for the owner's insurance are the same as in Ch.1.1.

### **1.3 CONVERSION OF INSURED LEASEHOLD ESTATE TO FEE TITLE ESTATE**

Outstanding policies of title insurance covering individual leasehold estates insuring a lessee or assignee, may be reissued to cover the conversion into a fee title estate where the terms of the lease provide an option to purchase or such is agreed by the parties.

1. Standard Coverage Owner's Policy or Residential Title Insurance Policy:  
30% of the Basic Insurance Rate, plus an increased liability charge if any.  
*Formula: Fair Value @ 30% of Basic Rate = Premium*
2. Homeowner's Policy:  
40% of the Basic Insurance Rate, plus an increased liability charge if any.  
*Formula: Fair Value @ 40% of Basic Rate = Premium*

### **1.4 CONCURRENT LEASEHOLD OWNERS POLICY**

When issuing a leasehold owners policy concurrently with a fee estate owners policy covering the identical property, the charge for the fee estate owners policy will be 30% of the basic owners rate for the applicable amount of insurance. The rate for the amount in over the fee owners policy is 100% of the Basic Owners Rate.

### **1.5 SHORT TERM RATE – ALL COUNTIES**

The provisions of this rate are applicable when prior policies of title insurance are issued, using a Standard Coverage Owner's Policy, Residential Title Insurance Policy, Extended Coverage Owner's Policy, or a Homeowner's Policy. The prior policy issued by Southwest Title or another qualified title insurer, must have been issued within ten years from the issuance of the new policy, and insure substantially the same property. In order for the Short Term Rate to apply, the previous insured must furnish evidence of a prior policy at the time of making application for its new policy.

This rate is available only on charges for the policies issued pursuant to the Chapters 1.1 and 1.2.

1. Prior policies issued within five (5) years from the issuance of the current policy: 70% of the Applicable Insurance Rate.
2. Prior policies issued after five (5) years, but before the expiration of ten (10) years from the issuance of the current policy: 80% of the Applicable Insurance Rate.

The minimum charges, if any, as set forth in this Manual shall not be affected by the SHORT TERM RATE. This rate cannot be combined with any other discount.

## CHAPTER 2 - LENDER'S INSURANCE

The charge for lender's insurance shall be based on an amount, which is no less than that portion of the land described in the policy and contemplates a single parcel or chain of title. Premiums may vary with each transaction in regards to lender's insurance. Please make sure the rates applied fit the actual facts of these transactions.

Charges must be calculated using the appropriate Basic Insurance Rate Schedule for the county(ies) in which the land is located.

### **2.1 BASIC CHARGE**

#### LOAN POLICIES

For single issue loan policies, the following rates apply:

1. Standard Coverage Loan Policy:  
100% of the Basic Lenders Insurance Rate (Including Short Form)  
*Formula: Fair Value @ 100% of Basic Rate = Premium*
2. Expanded Coverage Loan Policy:  
125% of the Basic Lenders Insurance Rate (Including Short Form)  
*Formula: Fair Value @ 125% of Basic Rate = Premium*

### **2.2 LOAN POLICY (With Concurrent Full Value Owner's Policy)**

One or more loan policies may be issued concurrently with an owner's policy for the full fair value covering the same land and which takes exception to the liens being insured in each loan policy for the following charges:

1. Standard Coverage Loan Policy (Including Short Form)  
If a Standard Coverage Owner's Policy or Homeowner's Policy is concurrently issued with this policy(ies), the charge is \$50.
2. ALTA Expanded Coverage Residential Loan Policy (Including Short Form)  
If a Standard Coverage Owner's Policy or Homeowner's Policy is concurrently issued with this policy(ies), the charge is \$75.

*Note A: When the lender requires a policy in excess of the amount of the concurrent owner policy, by reason of fees for financing a FHA mortgage premium, VA loan charges, GMP, adjustable or variable rate provisions of the encumbrance, the owner's policy shall be increased to the requested amount of lender's coverage, on an increased liability basis.*

*Note B: When dealing with more than one loan, the face amount of the owner's policy must be equal to or exceed the cumulative face amounts of all loan policies issued pursuant to this section; if it does not, it must be increased to the cumulative total on an increased liability basis in order for these rates to apply.*

### **2.3 RESIDENTIAL CONSTRUCTION LOAN**

The charge for loan policies in conjunction with construction loans on new residential transactions shall be 50% of the basic loan rate.

### **2.4 REFINANCING OF INSURED DEED OF TRUST OR MORTGAGE**

1. This rate applies to policies issued in connection with a new loan given for the purpose of replacing an insured deed of trust or mortgage insured by previous policy within **ten (10) years** of the previous loan. This rate for a new loan policy is calculated at 70% of the basic loan rate. The rate for the difference in the unpaid balance of the original loan and the new loan is calculated at 100% of the basic loan rate.

There will be no charge for ALTA Endorsements 8.1-06, 6-06, 6.2-06, 5.1-06

2. **Qualified Bundled Residential Refinance Rate DOES NOT MAKE SENSE based on rate charts**  
The following rates apply for policies in connection with 1st and/or 2<sup>nd</sup> lien deeds of trust issued concurrently on residential refinances, single family residences of one to four units and residential condominium units up to \$1,500,000, either with an ALTA Loan Policy or an ALTA Short Form Residential Loan Policy including the following endorsements, if applicable at no additional charge within **ten (10) years** of the original loan policy: ALTA Environmental Protection Lien 8.1-06, ALTA Variable Rate Mortgage 6-06, ALTA Variable Rate Mortgage – Negative Amortization 6.2-06, ALTA Condominium 4-06 or 4.1-06, ALTA Planned Unit Development 5-06 or 5.1-06, ALTA Form 9-06 Restrictions,

Encroachments, Minerals, ALTA Future Advance-Reverse Mortgage 14.3-06, ALTA 22-06 Location, ALTA 22.1-06 Location and Map, ALTA 7-06 Manufactured Housing Unit. The following conditions must apply:

- a) The new loan(s) must refinance an existing insured deed of trust.
- b) The new and current insured deed of trust must insure the same property.
- c) The trustor in the new and current insured deed of trust must be the same.
- d) The insured party of the new deed of trust must be an institutional lender.

Policy Amount	Policy Premium
\$0 - \$250,000	\$350
\$250,001 - \$500,000	\$650
\$500,001 - \$750,000	\$900
\$750,001 - \$1,000,000	\$1,100
1,000,001 - \$1,250,000	\$1,400
1,250,001 - \$2,000,000	\$2,000

Note A: Over \$2,000,000 calculate the rate adding \$4.00 for every additional \$10,000 of liability.

Note B: No additional discounts are applicable with this rate and is not applicable to Construction Loans or any transaction where risks of unrecorded mechanic's liens could be present on any policy to be issued.

## 2.5 BUNDLED RESALE ENDORSEMENT RATE

When offering endorsements on resale transactions, you may offer up to **five (5)** endorsements from the list below or the equivalent endorsement at a basic charge of **\$130.00**. Report using Rate Code 2.5 for each endorsement with the charge on the first coded endorsement. All others will show a \$0.00 charge.

1. Each additional fixed fee endorsement issued after the original bundled five, the charge will be **\$100.00**. Report using this Rate Code 2.5.1

Rate Code	Form
10.1	ALTA Form 1-06 Street Assessments
10.4	ALTA Form 4-06 Condominium
10.4.1	ALTA Form 4.1-06 Condominium
10.5	ALTA Form 5-06 Planned Unit Development
10.5.1	ALTA Form 5.1-06 Planned Unit Development
10.6	ALTA Form 6-06 Variable Rate Mortgage
10.6.2	ALTA Form 6.2-06 Variable Rate Mortgage - Negative Amortization
10.7	ALTA Form 7-06 Manufactured Housing Unit
10.7.1	ALTA Form 7.1-06 Manufactured Housing - Conversion Loan
10.7.2	ALTA Form 7.2-06 Manufactured Housing - Conversion: Owner's
10.8.1	ALTA Form 8.1-06 Environmental Protection Lien
10.8.2	ALTA Form 8.2 Commercial Environmental Protection Lien
10.9	ALTA Form 9-06 Restrictions, Encroachments, Minerals - Loan Policy
10.14	ALTA Form 14-06 Future Advance-Priority
10.14.3	ALTA Form 14.3-06 Future Advance - Reverse Mortgage
10.22	ALTA Form 22-06 Location
10.22.1	ALTA Form 22.1-06 Location and Map
10.2	FNTI Form 200 Deletion of Natural Person Limitation
10.202	FNTI Form 202 Revolving Credit Loan Endorsement
10.206	FNTI Form 206 Deletion of Arbitration Endorsement

## 2.6 MODIFICATION RATE

Loan modifications for the original amount of the loan shall be charged at 30% of the basic loan rate and at 100% of the basic loan rate on any addition liability. The agent shall add exceptions to the policy to account for mechanics lien risks and other risks arising after the original policy date.

### **CHAPTER 3 - ABBREVIATED LENDER'S POLICY**

The provisions of this chapter are applicable only to the Abbreviated Lender's Policy ("ALP") issued for the benefit of the consumer lender against actual loss not to exceed the liability amount specifically stated in Schedule A of the policy. The lender's primary security is the general credit worthiness of the borrower and is encumbered as secondary security.

Additional coverages may be provided by endorsement and additional charges shall be added to the applicable rate.

#### **3.1 ABBREVIATED LENDER'S POLICY – (ALL COUNTIES)**

The ALP is for the consumer lenders protection where the land is encumbered as secondary security. Actual loss not to exceed the liability amount specifically stated in Schedule A of the policy. The charge is:

1. When the face amount of the policy is up to and including \$100,000, the charge is \$125.00

OR

2. When the face amount of the policy is \$100,001 up to and including \$200,000, the charge is \$150.00

OR

3. When the face amount of the policy is \$200,001 up to and including \$250,000, the charge is \$250.00.

Note: The charge includes one ALP Bring down Endorsement. (FNTI Form No. 201). Additional Bring down Endorsements are charged at \$25.00 per endorsement.

#### **3.2 RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY - (ALL COUNTIES)**

The ALTA Residential Limited Coverage Junior Loan Policy may only be issued in connection with a junior mortgage to be secured by a one-to-four family residence or condominium. The charge for an ALTA Residential Limited Coverage Junior Loan Policy shall be as shown below not to exceed a liability of \$2,000,000.

1. When the face amount of the policy is up to and including \$1,000,000, the charge is \$125.00

OR

2. When the face amount of the policy is \$1,000,001 up to and including \$1,500,000, the charge is \$225.00

OR

3. When the face amount of the policy is \$1,500,001 up to and including \$2,000,000, the charge is \$400.00.

Note: When issuing the Junior Residential Limited Coverage Loan Policy, the charge also includes the issuing of the JR1 and JR2 Endorsements.



## **CHAPTER 4 - MISCELLANEOUS/ADDITIONAL CHARGES**

The charges set forth in this chapter may occur individually or at the time the charge for another product is being made. For example, a parcel charge generally would occur at the time that a policy of title insurance is issued; however, the charge might also be processed at a later date because it was inadvertently omitted from the initial total billing.

### **4.1 ADDITIONAL CHAIN OR PARCEL CHARGE**

An additional charge of \$100 per additional chain of title over one shall be added to the applicable insurance rate. An additional chain of title can be referred to as unrelated properties or related searches.

### **4.2 MULTIPLE LOAN POLICIES**

Whenever two or more loan policies are issued simultaneously out of the same ownership within the same tract, grant, subdivision, governmental section, swamp and overflow or tideland survey, the applicable title insurance rate, based upon the aggregate liability will be charged, plus \$50 for each additional policy, plus an additional parcel charge, if any.

### **4.3 RELOCATION RATES**

This rate is available to individuals or companies involved in company sponsored relocations. The rate charged shall be 75% of the applicable rate and is limited to the title fees paid by the individual being relocated.

### **4.4 SECONDARY LENDER RATE**

This rate is available to financial institutions customarily engaged in secondary lending. The rate to be charged shall be 75% of the Applicable Insurance Rate.

### **4.5 REINSURANCE FEES**

Rates quoted under this Manual may increase with the cost of any reinsurance or coinsurance required by the insured.

### **4.6 ADDITIONAL AND OTHER CHARGES**

Other charges may be made when unusual conditions of title are encountered, special risks are insured, special services are requested, or when special inspections are warranted because of the type of insurance to be issued. If charges are made, prior agreements will be obtained in writing from each person or entity responsible to pay all or part of such charges.

#### **1. Deletion of Survey**

When deleting the survey exception there shall be a charge of \$150.

### **4.7 CLOSING PROTECTION LETTER FEE**

The fee for each closing protection letter "CPL" issued at the time of closing shall be **\$25.00**. This fee is for the protection of a party receiving the benefit of closing protection, the buyer, borrower or seller and the lender, in connection with the real property transaction giving rise to the issuance of the closing or settlement protection.

## CHAPTER 5 - REPORTING CODES AND INSTRUCTIONS

The codes and instructions for reporting the issuance of insuring forms and the premiums collected are set forth in this chapter.

### 5.1 REPORTING TRANSACTION CODES

The section and subsection numbers of this manual are the codes to be used in reporting and calculating the premium for each transaction. Where one section refers to another for the rates, the section which most accurately describes the transaction should be used. If the premium consists of a combination of transactions (e.g. Ch. 1.1 plus 6.4), all transaction codes should be typed or written at the top of Schedule A or the first page other than the jacket of each insuring form, or on a separate document attached to each insuring form. Simultaneously issued policies should be listed together for reporting.

### 5.2 COUNTY CODES

The following county codes should be reported for each insuring form and appear on the same document near the transaction code. If the policy insures land in more than one county, the code for each county should be reported. The codes are:

<b>Code</b>	<b>County</b>	<b>Code</b>	<b>County</b>	<b>Code</b>	<b>County</b>
1	Arkansas	26	Garland	51	Newton
2	Ashley	27	Grant	52	Ouachita
3	Baxter	28	Greene	53	Perry
4	Benton	29	Hempstead	54	Phillips
5	Boone	30	Hot Spring	55	Pike
6	Bradley	31	Howard	56	Poinsett
7	Calhoun	32	Independence	57	Polk
8	Carroll	33	Izard	58	Pope
9	Chicot	34	Jackson	59	Prairie
10	Clark	35	Jefferson	60	Pulaski
11	Clay	36	Johnson	61	Randolph
12	Cleburne	37	Lafayette	62	St. Francis
13	Cleveland	38	Lawrence	63	Saline
14	Columbia	39	Lee	64	Scott
15	Conway	40	Lincoln	65	Searcy
16	Craighead	41	Little River	66	Sebastian
17	Crawford	42	Logan	67	Sevier
18	Crittenden	43	Lonoke	68	Sharp
19	Cross	44	Madison	69	Stone
20	Dallas	45	Marion	70	Union
21	Desha	46	Miller	71	Van Buren
22	Drew	47	Mississippi	72	Washington
23	Faulkner	48	Monroe	73	White
24	Franklin	49	Montgomery	74	Woodruff
25	Fulton	50	Nevada	75	Yell

### 5.3 PROPERTY TYPE CODES

Effective January 1, 2012, all title insurance underwriters must begin capturing data for policies classified as “residential” and “non-residential” and must be included with your policy remittance to Southwest Title.

You should report by property type based on the NAIC’s description of residential vs. non- as follows:

“Residential Policies” mean title insurance policies that insure the title to real property having a house, individual condominium unit, mobile home permanently affixed to real estate, or other dwelling unit intended principally for the occupancy of from one to four (1-4) families, but does not include multi-family structures intended for use of 5+ families, undeveloped lots, or real estate intended principally for business, commercial, industrial, religious, educational or agricultural purposes even of some portion of the real estate is used for residential purposes.

“Non-residential policies” means title insurance policies on properties that are NOT “residential policies.”

Property Type Description	Code
Residential	R
Non-residential	NR

### 5.4 POLICY ISSUING LIMITS

Policy issuing agents have a contractual limit as to the amount of insurance it may issue in connection with a single risk. Any liability amount of insurance above this limit requires Southwest Title prior written approval. This allows Southwest Title an opportunity to approve and participate in the underwriting of these transactions, and arrange for reinsurance or co-insurance, where Southwest Title or the parties to the transaction may require. When a transaction liability amount is in excess of the issuing limit, the agent must complete a request to issue excess limits form, submit the commitment, survey and other supporting documents via email or fax to Southwest Title Legal/Underwriting Department. The form and contact information is located on the Southwest Title Title Insurance Company website. [www.FNTI.com](http://www.FNTI.com)

### 5.5 HOW TO REMIT PREMIUMS

Premium remittances must be sent to Southwest Title monthly and/or as otherwise instructed by Southwest Title or as required by local regulation to:

Southwest Title Title Insurance Company, 2400 Dallas Parkway, Suite 580, Plano, Texas 75093

Premium remittances must be based on the total title insurance premium paid by the consumers and include the transaction type, the base premium, and any endorsements and the corresponding premiums.

## **CHAPTER 6 - ENDORSEMENTS**

The charges set forth in this chapter are minimum charges, and correspond to the coverages specifically referred to in each endorsement. Additional charges may be made for inspections of the land to be insured, or for other additional work where warranted. When an endorsement is the only product issued (attached to a prior issued policy), use the appropriate Transaction Code in Chapter 8 and the endorsement number.

**Note:** Rate rule 2.5 in the Lenders Section of this manual provides for a Resale Bundled Endorsement Rate.

### **6.3 ALTA Form 3-06 Zoning Unimproved Land**

This endorsement is for use with Owner's or Loan Policies and provides certain protection against violations of applicable zoning ordinances on unimproved land.

Basic Charge: 10% of the Applicable Insurance Rate. Minimum \$100.00 Maximum of \$4500

### **6.3.1 ALTA Form 3.1-06 Zoning – Completed Structure**

This endorsement is for use with Owner's or Loan Policies and provides certain protection against violations of applicable zoning ordinances on unimproved land.

Basic Charge: 10% of the Applicable Insurance Rate. Minimum \$100.00 Maximum of \$4500

### **6.3.2 ALTA Form 3.2-06 Zoning – Land Under Development**

This endorsement is for use with Owner's or Loan Policies and provides certain protection against violations of applicable zoning ordinances on land being developed.

Basic Charge: 10% of the Applicable Insurance Rate. Minimum \$100.00 Maximum of \$4500

### **6.4.1 ALTA Form 4.1-06 Condominium**

This endorsement is for use with Loan Policies for the purpose of insuring a condominium unit and the unique character thereof and protects the insured against any charges or assessments due and unpaid at date of policy.

Basic Charge: Residential: No charge if written with the policy, \$100 after Commercial: \$100.00 - \$1000 Max

### **6.5.1 ALTA Form 5.1-06 Planned Unit Development**

This endorsement is for use with Loan Policies and provides against loss as to violations of CC&R's, priority of assessments, encroachments and right of first refusal.

Basic Charge: Residential: No Charge if written with the policy, \$100.00 after Commercial: \$100 - \$500 Max

### **6.6 ALTA Form 6-06 Variable Rate Mortgage**

This endorsement is for use with Loan Policies for the purpose of insuring variable rate mortgages as to the invalidity, unenforceability or loss of priority of the insured lien because of changes in the rate of interest.

Basic Charge: \$100.00

### **6.6.2 ALTA Form 6.2-06 Variable Rate Mortgage - Negative Amortization**

This endorsement is the same as ALTA Form 6 above, but with negative amortization clause in mortgage.

Basic Charge: \$100.00

### **6.7 ALTA Form 7-06 Manufactured Housing Unit**

This endorsement is for use with Owner's or Loan Policies and assures the lender that the Manufactured Housing Unit located on the land described in Schedule A is included within the term "land" when used in the policy.

Basic Charge: \$100.00

- 6.7.1 ALTA Form 7.1-06 Manufactured Housing – Conversion: Loan**  
This endorsement is for use with Loan Policies and assures the lender that the Manufactured Housing Unit located on the land described in Schedule A is included within the term “land” when used in the policy.
- Basic Charge: \$100.00
- 6.7.2 ALTA Form 7.2-06 Manufactured Housing – Conversion: Owner’s**  
This endorsement is for use with Owner’s Policies and assures the owner that the Manufactured Housing Unit located on the land described in Schedule A is included within the term “land” when used in the policy.
- Basic Charge: \$100.00
- 6.8.1 ALTA Form 8.1-06 Environmental Protection Lien**  
This endorsement is for use only with Loan Policies insuring liens on land primarily used for residential purposes. This form insures the lender against lack of priority of the insured loan over environmental protection liens. Prior to issuance, the agent must search both the local land records and the records of the Clerk of the United States District Court having jurisdiction over the land in question.
- Basic Charge: Residential: No Charge if written with the policy, \$100.00 after Commercial: \$100 - \$1000 Max
- 6.8.2 ALTA Form 8.2-06 Commercial Environmental Protection Lien**  
This endorsement is for use only with Loan Policies insuring liens on land primarily used for commercial purposes. This form insures the lender against lack of priority of the insured loan over recorded environmental protection liens. Prior to issuance, the agent must search both the local land records and the records of the Clerk of the United States District Court having jurisdiction over the land in question.
- Basic Charge: \$100.00
- 6.9 ALTA Form 9-06 Restrictions, Encroachments, Minerals – Loan Policy**  
*(See also 10.100.2 CLTA Form 100.2-06 Restrictions, Encroachments, Minerals-Loan Policy)*  
This endorsement is for use only with Loan Policies insuring liens on land primarily used for residential purposes. This form insures the lender against loss or damage relating to covenants, conditions and restrictions, and surface damage from mineral development.
- Basic Charge: Residential: No Charge if written with the policy, \$100.00 after Commercial: \$100 - \$1000 Max
- 6.9.1 ALTA Form 9.1-06 Covenants, Conditions and Restrictions–Unimproved Land– Owner’s Policy**  
*(See also 10.100.9 CLTA Form 100.9-06 Restrictions, Encroachments, Minerals - Owner's Policy - Unimproved Land)*
- This endorsement is for use only with the Owner’s Policies insuring unimproved land. This form insures the owner against loss or damage relating to covenants, conditions and restrictions, and surface damage from mineral development.
- Basic Charge: \$100.00
- 6.9.2 ALTA Form 9.2-06 Covenants, Conditions and Restrictions–Improved Land– Owner’s Policy**  
*(See also 10.100.10 CLTA Form 100.10-06 Restrictions, Encroachments, Minerals-Owner's Policy-Improved Land)*  
This endorsement is for use with the Owner’s Policies insuring improved land. This form insures the owner against loss or damage relating to covenants, conditions and restrictions and surface damage from mineral development.
- Basic Charge: \$100.00
- 6.9.3 ALTA Form 9.3-06 Covenants, Conditions and Restrictions–Loan Policy**  
*(See also 10.100.2.1 CLTA Form 100.2.1-06 Restrictions, Encroachments, Minerals-Loan Policy)*

This endorsement is for use with the Loan Policies. This form insures the owner against loss or damage relating to covenants, conditions and restrictions and surface damage from mineral development.

Basic Charge: Residential: No Charge if written with the policy, \$100.00 after  
Commercial: \$100 - \$1000 Max

**6.9.6 ALTA Form 9.6-06 Private Rights – Loan Policy**

This endorsement is for use with a Loan Policy and insures against enforcement of a Private Right resulting in invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage or causing a loss of Title acquired in satisfaction of the Indebtedness.

Basic Charge: \$100

**6.9.6.1 ALTA Form 9.6.1-06 Private Rights – Current Assessments – Loan Policy**

This endorsement is for use with a Loan Policy and insures against enforcement of a Private Right – Current Assessment resulting in invalidity, unenforceability or lack of priority of the lien of the Insured Mortgage or causing a loss of Title acquired in satisfaction of the Indebtedness.

Basic Charge: \$100

**6.9.7 ALTA Form 9.7-06 Restrictions, Encroachments, Minerals – Land Under Development – Loan Policy**

This endorsement is for use with a Loan policy and insures against violations of restrictions, encroachments over easements, building lines or property lines, and damage by reason of mineral or other subsurface substance development with respect to Improvements and Future Improvements. It may not be issued on an owner's policy.

Basic Charge: Residential: No Charge if written with the policy, \$100.00 after  
Commercial: \$100 - \$1000 Max

**6.9.8 ALTA Form 9.8-06 Covenants, Conditions and Restrictions – Land Under Development-Owner's Policy**

This endorsement is for use with an Owner's policy and insures against violations of covenants and notices of violations of covenants relating to environmental protection with respect to Improvements and Future Improvements.

Basic Charge: \$100

**6.9.9 ALTA Form 9.9-06 Private Right – Owner's Policy**

This endorsement is for use with an Owner's Policy and insures against loss or damage by reason of enforcement of a Private Right in a Covenant affecting the Title at Date of Policy by reason of a transfer of Title on or before Date of Policy resulting in a loss of the Insured's Title.

Basic Charge: \$100

**6.9.10 ALTA Form 9.10-06 Restrictions, Encroachments, Minerals – Current Violations – Loan Policy**

This endorsement is for use with a Loan policy insures against violations at Date of Policy of covenants, restrictions, encroachments over easements, building lines or property lines, and damage by reason of mineral or other subsurface substance development. It is similar to the CLTA Form 100 and other comprehensive endorsements. It may not be issued on an owner's policy.

Basic Charge: \$100

**6.10 ALTA Form 10-06 Assignment**

This endorsement is for use with the Loan Policies and insures the assignee of the insured mortgage and the secured note that the transfer of mortgage is valid, provided that the note has been properly endorsed and delivered to the assignee.

Basic Charge: \$100.00

**6.10.1 ALTA Form 10.1-06 Assignment and Date Down**

This endorsement is for use with Loan Policies and insures the assignee of the insured mortgage and the secured note that the transfer of mortgage is valid, provided that the note has been properly endorsed and delivered to the assignee, down dates coverage of taxes, assessments and priority, and insures as to recorded notices of federal tax liens and bankruptcies.

Basic Charge: 25% of the Basic Insurance Rate, minimum of \$250

**6.11 ALTA Form 11-06 Mortgage Modification**

This endorsement is for use with Loan Policies and assures the insured against the invalidity or unenforceability of the insured mortgage as a result of the filed modification agreement.

Basic Charge: 25% of the Basic Insurance Rate, minimum of \$250

**6.11.1 ALTA Form 11.1-06 Mortgage Modification with Subordination**

This endorsement is for use with Loan Policies and is issued when an intervening lien is subordinated by agreement to the insured mortgage in connection with the modification of the insured mortgage.

Basic Charge: 25% of the Basic Insurance Rate minimum of \$250

**6.11.2 ALTA Form 11.2-06 Mortgage Modification with Additional Amount of Insurance**

This endorsement is for use when a modification adds additional coverage. The rate is based on the unpaid balance of the encumbrance and the increase in liability.

Basic Charge: 25% of the Basic Insurance Rate; \$125 with additional advance

**6.12 ALTA Form 12-06 Aggregation**

This endorsement is for use with Loan Policies and is used when lenders request an aggregation of policies into one.

Basic Charge: \$100.00

**6.12.1 ALTA Form 12.1-06 Aggregation – State Limits – Loan Policy**

This endorsement is for use with Loan Policies and is used when lenders request an aggregation of policies from different states into one.

Basic Charge: \$100

**6.13 ALTA Form 13-06 Leasehold – Owner’s**

This endorsement is for use with Owner’s Policies and adds leasehold policy provisions to an owner’s policy.

Basic Charge: No Charge

**6.13.1 ALTA Form 13.1-06 Leasehold – Loan**

This endorsement is for use with Loan Policies and adds leasehold policy provisions to the loan policy.

Basic Charge: No charge

**6.14 ALTA Form 14-06 Future Advance – Priority**

This endorsement is for use only with Loan Policies and assures the insured against loss sustained in the event a future advance by that lender does not have the same priority as the original. NOT TO BE USED ON CONSTRUCTION LOANS.

Basic Charge: \$100.00

**6.14.1 ALTA Form 14.1-06 Future Advance – Knowledge**

This endorsement is for use with Loan Policies and provides the same coverage as ALTA Form 14 or ALTA Form 14-06 except for the additional exclusion from coverage for loss due to intervening liens of which the lender has actual knowledge at the time of making an advance. NOT TO BE USED ON CONSTRUCTION LOANS.

Basic Charge: \$100.00

- 6.14.2 ALTA Form 14.2-06 Future Advance - Letter of Credit**  
This endorsement is for use with Loan Policies and assures the insured against loss when the insured mortgage secures repayment of future advances made under a letter of credit, surety agreement (bond) or reimbursement agreement.
- Basic Charge: \$100.00
- 6.14.3 ALTA Form 14.3-06 Future Advance - Reverse Mortgage**  
This endorsement is for use with Loan Policies and insures against the loss of priority of future advances in regards to a reverse loan secured by the deed of trust.
- Basic Charge: \$100.00
- 6.15 ALTA Form 15-06 Non-Imputation - Full Equity Transfer**  
This endorsement is for use with Owner's Policies and insures the existing entity that owns the land. It is used when there is a full change (either exiting or incoming) in the partners of a partnership, members of a limited liability company or a change in corporate officers or directors and requires the full transfer of interest.
- Basic Charge: 10% of the Applicable Insurance Rate, Minimum \$100 Maximum \$1000
- 6.15.1 ALTA Form 15.1-06 Non-Imputation - Additional Insured**  
This endorsement is for use with Owner's Policies and is attached to an existing policy. It is used when there is an addition to (incoming) the partners of a partnership, members of a limited liability company or a change in corporate officers or directors and requires the addition of an insured.
- Basic Charge: 10% of the Applicable Insurance Rate, Minimum \$100 Maximum \$1000
- 6.15.2 ALTA Form 15.2-06 Non-Imputation - Partial Equity Transfer**  
This endorsement is for use with Owner's Policies and is used when an incoming partner, member or shareholder (new equity holder) is purchasing an equity interest in the entity that holds title to the land.
- Basic Charge: \$ 10% of the Applicable Insurance Rate Minimum \$100 Maximum \$1000
- 6.16 ALTA Form 16-06 Mezzanine Financing**  
This endorsement is for use with Owner's Policies and assigns to the mezzanine lender the right to receive payments otherwise payable to the insured under the policy.
- Basic Charge: \$100.00
- 6.17 ALTA Form 17-06 Access and Entry**  
This endorsement is for use with Owner's and Loan Policies and protects the insured against loss or damage sustained in the event the land described in the policy does not have actual vehicular and pedestrian access to and from a physically open, publicly maintained road or that the insured has no right to use the existing curb cuts or entries.
- Basic Charge: \$100.00
- 6.17.1 ALTA Form 17.1-06 Indirect Access and Entry**  
This endorsement is for use with Owner's and Loan Policies and protects the insured against loss or damage sustained in the event the land described in the Policy does not have indirect vehicular and pedestrian access to and from a physically open, publicly maintained road or that the insured has no right to use the existing curb cuts or entries.
- Basic Charge: \$100.00



- 6.17.2 ALTA Form 17.2-06 Utility Access**  
This endorsement is for use with Owner's and Loan Policies and protects the insured against loss or damage sustained in the event the insured lacks a right of access to the utilities specified in the endorsement over, under, or upon rights-of-way or easements, the basis of which lack of access is any of the three conditions set forth in the endorsement.
- Basic Charge: \$100
- 6.18 ALTA Form 18-06 Single Tax Parcel**  
This endorsement is for use with Owner's and Loan Policies and assures the insured that the land described in the policy is a single and separate tax parcel and not part of a larger parcel of land.
- Basic Charge: \$100.00
- 6.18.1 ALTA Form 18.1-06 Multiple Tax Parcel**  
*(See also 10.129.1 CLTA Form 129.1-06 Multiple Tax Parcel)*  
This endorsement is for use with Owner's and Loan Policies and protects the insured against loss if the land specifically identified is not assessed for real estate tax purposes under the tax identification numbers listed in the endorsement or if those tax numbers include any other land other than what is identified.
- Basic Charge: \$100.00
- 6.18.2 ALTA Form 18.2-06 Multiple Tax Parcel**  
This endorsement is for use with an Owner's or Loan Policy and is issued when the land consists of multiple tax parcels. It insures against loss if the parcels are not assessed for real estate tax purposes as the Tax ID numbers or the parcels are taxed with another parcel of land.
- Basic Charge: \$100.00
- 6.18.3 ALTA Form 18.3-06 Single Tax Parcel and ID**  
This endorsement is for use with an Owner's or Loan Policy and is used when the land consists of only one tax parcel.
- Basic Charge: \$100.00
- 6.19 ALTA Form 19-06 Contiguity - Multiple Parcels**  
This endorsement is for use with Standard or Extended Coverage Owner's and Loan Policies and protects the insured against loss if the boundaries described in the endorsement are not contiguous as described; and if there are any gaps, strips or gores separating the contiguous boundary lines described in the endorsement.
- Basic Charge: \$100.00
- 6.19.1 ALTA Form 19.1-06 Contiguity - Single Parcel**  
This endorsement is for use with Owner's and Loan Policies and assures the insured that the land described in the policy is contiguous to some other land that is not described or insured in the policy.
- Basic Charge: \$100.00
- 6.19.2 ALTA Form 19.2-06 Contiguity – Specified Parcels**  
This endorsement is for use with Owner's and Loan Policies and assures the insured that the land described in the policy is contiguous to a specified parcel or tract of land.
- Basic Charge: \$100.00
- 6.20 ALTA Form 20-06 First Loss - Multiple Parcel Transactions**  
This endorsement is for use with Loan Policies and assures the insured that if a loss (or reduction in value of insured title) exceeds the stated percentage of policy, liability shall be determined under the loan policy without requiring maturity or foreclosure of other collateral.
- Basic Charge: \$100 - Maximum of \$500

- 6.22 ALTA Form 22-06 Location**  
This endorsement is for use with Owner's and Loan Policies and protects the insured against loss or damage sustained by reason of the failure of the description of improvements to be located on the land.  
Basic Charge: \$100
- 6.22.1 ALTA Form 22.1-06 Location and Map**  
This endorsement is for use with Owner's or Loan Policies and protects the insured against loss or damage sustained by reason of the failure of the description of improvements to be located on the land or the map attached to the policy to correctly show the location and dimensions of the land according to the public records.  
Basic Charge: \$100
- 6.23 ALTA Form 23-06 Co-insurance – Single Policy**  
This endorsement is for use with an Owner's or Loan Policy by a co-insurer if the main co-insurer prepares and issues the policy. The other co-insurers then issue the Coinsurance Endorsement, which is attached to the policy of the issuing Co-Insurer. The co-insurers do not prepare or issue separate policies. The Endorsement sets forth the names and addresses of the co-insurers, the policy number assigned by each co-insurer, file numbers of each, applicable amount of insurance assumed by the co-insurers and portion of liability assumed by each of the co-insurers.  
Basic Charge: No Charge
- 6.23.1 ALTA 23.1-06 Co-insurance – Multiple Policies**  
This endorsement is for use with an Owner's or Loan Policy by a co-insurer if the main co-insurer prepares and issues the policy. This endorsement allows the lead co-insurer to issue the multiple policies with the ALTA 12-06 or 12.1-06 endorsements to the Insured. Each of the co-insurers adopts each of the policies issued and signs and acknowledges the endorsement which negates the necessity for each co-insurer to issue its own separate, duplicate policy.  
Basic Charge: No Charge
- 6.24 ALTA Form 24-06 Doing Business**  
This endorsement is for use on Loan Policies to insure against unenforceability of a lien of the insured mortgage making the loan in violation of the doing business laws of the state where the property is located.  
Basic Charge: \$100
- 6.25 ALTA Form 25-06 Same as Survey**  
This endorsement is for use with Owner's or Loan Policies and insures that the description of the land shown in Schedule A is the same as the land shown on the mentioned survey.  
Basic Charge: \$100.00
- 6.25.1 ALTA Form 25.1-06 Same As Portion of Survey**  
This endorsement is for use with Owner's or Loan Policies and insures that the descriptions of specific parcels of the land shown in Schedule A are the same as the parcels of land shown on the mentioned survey.  
Basic Charge: \$100.00
- 6.26 ALTA Form 26-06 Subdivision**  
This endorsement is for use with Owner's or Loan Policies and insures against failure of the land to constitute a lawfully created parcel according to the subdivision statutes and local subdivision ordinances.  
Basic Charge: \$100.00

- 6.27 ALTA Form 27-06 Usury**  
This endorsement is for use with Loan Policies insuring against loss by reason of invalidity or unenforceability of a lien of the insured mortgage resulting from violation of the usury laws of a specific state in effect at the date of the policy.
- Basic Charge: \$100.00
- 6.28 ALTA Form 28-06 Easement – Damage or Enforced Removal**  
This endorsement is for use with Owner’s Policies and provides insurance to an Owner or a Lender against loss in the event that a specific easement holder shall (1) cause damage to a building located on the land at date of policy, or (2) compel the removal or alteration of an existing building located on the land at date of policy. This endorsement is usually requested by a lender when an encroachment over an easement is discovered.
- Basic Charge: \$100.00
- 6.28.1 ALTA Form 28.1-06 Encroachments – Boundaries and Easements**  
This endorsement is for use with Owner’s or Loan Policies and Commercial or Residential property. The endorsement provides coverage against loss by reason of an encroachment of any Improvement on the Land (1) onto adjoining land, or (2) onto that portion of the Land subject to an easement.
- Basic Charge: \$100.00
- 6.28.2 ALTA Form 28.2-06 Encroachments – Boundaries and Easements – Described Improvements**  
This endorsement is for use with Owner’s or Loan Policies and provides coverage against loss of the insured due to an encroachment of any improvement on the land onto an adjoining land, and improvement on the land subject to an easement.
- Basic Charge: \$100.00
- 6.28.3 ALTA Form 28.3-06 Encroachments – Boundaries and Easements- Described Improvements Land under development**  
This endorsement is for use with Owner’s or Loan Policies and provides coverage against loss of the insured due to an encroachment of any improvement on the land onto an adjoining land, and improvement on the land subject to an easement.
- Basic Charge: \$100 - Maximum of \$500
- 6.29 ALTA Form 29-06 Interest Rate Swap Endorsement – Direct Obligation**  
This endorsement is for use with Loan Policies and provides coverage against the lack of priority and or invalidity of the insured mortgage as security for the repayment of the Swap Obligation.
- Basic Charge: \$100 - Maximum of \$500
- 6.29.1 ALTA Form 29.1-06 Interest Rate Swap Endorsement– Additional Interest**  
This endorsement is for use with Loan Policies and provides coverage against the lack of priority and or invalidity of the insured mortgage as security for the repayment of the Swap Obligation. This endorsement is to be issued when the Swap Obligation includes charging for additional interest.
- Basic Charge: \$100 - Maximum of \$500
- 6.29.2 ALTA Form 29.2-06 Interest Rate Swap Endorsement – Direct Obligation – Defined Amount**  
This endorsement is for use with Loan Policies and provides coverage against the lack of priority and or invalidity of the insured mortgage as security for the repayment of the Swap Obligation. This endorsement is to be issued when the Additional Interest is not included in the amount of insurance.
- Basic Charge: \$100 - Maximum of \$500

**6.29.3****ALTA Form 29.3-06 Interest Rate Swap Endorsement – Additional Interest – Defined Amount**

This endorsement is for use with Loan Policies and provides coverage against the lack of priority and or invalidity of the insured mortgage as security for the repayment of the Swap Obligation. This endorsement is to be issued when the Additional Interest is not included in the amount of insurance.

Basic Charge: \$100 - Maximum of \$500

**6.30****ALTA Form 30-06 Shared Appreciation Mortgage Endorsement**

This endorsement is for use with Loan Policies on one to four family residences providing coverage against the lack of priority, invalidity or unenforceability for the lien of the Insured Mortgage by reason of shared equity or appreciation in the value of the land.

Basic Charge: \$100.00

**6.30.1****ALTA Form 30.1-06 Commercial Participation Interest Endorsement**

This endorsement is for use with Commercial Loan Policies and provides coverage where the loan agreement includes a participation interest.

Basic Charge: \$100.00

**6.31****ALTA Form 31-06 Severable Improvements Endorsement**

This endorsement is for use with Owners and Loan policies and provides coverage in the event of loss by defect, lien, encumbrance or other matter covered by the policy. The calculation of the loss would not include the value of Severable Improvements without this endorsement.

Underwriting approval is needed when issuing in conjunction with residential, retail or office property.

Basic Charge: \$100.00

**6.32****ALTA Form 32-06 Construction Loan - Loss of Priority**

This endorsement is for use with Loan Policies and insures only to the extent that the costs of services, labor, materials or equipment which the Mechanic's Lien is claimed were marked for payment in the documents supporting a Construction Loan Advance disbursed by or on behalf of the Insured on or before Date of Coverage.

Note: Issuing this endorsement during construction is an extra hazardous risk and must be approved by the underwriter.

Basic Charge: \$100.00 Residential      \$200.00 Commercial

**6.32.1****ALTA Form 32.1-06 Construction Loan - Loss of Priority - Direct Payment**

This endorsement is for use with Loan Policies and insures only to the extent that direct payment to the Mechanic's Lien claimant has been made by the Company or by the Insured.

Note: Issuing this endorsement prior to or during construction is an extra hazardous risk and must be approved by the underwriter.

Basic Charge: \$100.00 Residential      \$200 Commercial

**6.32.2****ALTA Form 32.2-06 Construction Loan – Insured’s Direct Payment**

This endorsement is for use with Loan Policies and insures on the extent that direct payment to the Mechanic’s Lien claimant for the charges of services, labor, materials or equipment has been made by the Company or by the Insured on or before the date of coverage.

Note: Issuing this endorsement prior to or during construction is an extra hazardous risk and must be approved by the underwriter.

Basic Charge: \$100.00 Residential      \$200 Commercial

**6.33****ALTA Form 33 Disbursement**

This endorsement is designed to be used with a construction loan disbursement type of transaction and extends the date of coverage. It does not alter the date of the actual policy.

Basic Charge: \$100.00 Residential      \$200.00 Commercial

**6.34 ALTA Form 34-06 Identified Risk Coverage**

This endorsement is for use with Owner's or Loan Policies to provide specific coverages referred to as the "Identified Risk" which is excepted to in Schedule B of the policies. The issuing agent must insert a description of the Identified Risk and reference the exception number from schedule B, such as a title defect, restriction, encumbrance or other matter.

Note: This endorsement must have underwriter approval.

Basic Charge: Minimum \$100.00            Maximum \$500.00

**6.35 ALTA Form 35-06 Minerals and Other Subsurface Substances – Buildings**

This endorsement is for use with Owner's or Loan Policies and provides coverage against loss or damage to an existing building resulting from the use of the surface for extraction or development of minerals excepted from the legal description or excepted in Schedule B of the policy.

Basic Charge: \$100.00

**6.35.1 ALTA Form 35.1-06 Minerals and Other Subsurface Substances – Improvements**

This endorsement is for use with Owner's or Loan Policies and provides coverage against loss or damage to an existing building, surface structure, paved road, walkway, parking area, driveway or curb resulting from the use of the surface for extraction or development of minerals excepted from the legal description or excepted in Schedule B of the policy.

Basic Charge: \$100.00

**6.35.2 ALTA Form 35.2-06 Minerals and Other Subsurface Substances – Described Improvements**

This endorsement is for use with Owner's or Loan Policies and provides coverage against loss or damage to existing improvements itemized in and exhibit to the endorsement resulting from the use of the surface of the land for the extraction or development of minerals excepted from the legal description or excepted in Schedule B of the policy.

Basic Charge: \$100.00

**6.35.3 ALTA Form 35.3-06 Minerals and Other Subsurface Substances – Land under Development**

This endorsement is for use with Owner's or Loan Policies and provides coverage against loss or damage to an existing or future building, surface structure, paved road, walkway, parking area, driveway or curb resulting from the use of the surface of the land for the extraction or development of minerals excepted from the legal description or excepted in Schedule B of the policy.

Basic Charge: \$100.00

**6.36 ALTA Form 36-06 Energy Project – Leasehold/Easement – Owner's**

This endorsement is for use with Owner's Policies only and alters various language in the owner's policy to provide coverage against loss or damage where the insured is the lessee of a leasehold or holder of an easement.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: No charge, included with the policy as set in Chapter 3

**6.36.1 ALTA Form 36.1-06 Energy Project – Leasehold/Easement – Lender**

This endorsement is for use with Loan Policies only and alters the various language in the loan policy to provide coverage against loss or damage where the insured is the lender to a lessee of a leasehold or holder of an easement.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: No charge, included with the policy as set in Chapter 3

**6.36.2****ALTA Form 36.2-06 Energy Project – Leasehold – Owner**

This endorsement is for use with Owner's Policies only and alters various language in the owner's policy to provide coverage against loss or damage where the insured is the lessee of a leasehold.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: No charge, included with the policy as set in Chapter 3

**6.36.3****ALTA Form 36.3-06 Energy Project – Leasehold – Lender**

This endorsement is for use with Loan Policies only and alters various language in the owner's policy to provide coverage against loss or damage where the insured is the lender to a lessee of a leasehold.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: No charge, included with the policy as set in Chapter 3

**6.36.4****ALTA Form 36.4-06 Energy Project – Covenants, Conditions and Restrictions – Land Under Development – Owner's**

This endorsement is for use with Owner's Policies only and provides coverage against loss or damage due to violations of CC&Rs as of the policy date, damage to existing improvements/easements and forced removal of encroachments.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: Case by case

**6.36.5****ALTA Form 36.5-06 Energy Project – Covenants, Conditions and Restrictions – Land Under Development – Lender**

This endorsement is for use with Loan Policies only and provides coverage against loss or damage due to violations of CC&Rs as of the policy date, damage to existing improvements/easements and forced removal of encroachments.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: Case by case

**6.36.6****ALTA Form 36.6-06 Energy Project – Encroachments**

This endorsement is for use with Owner's and Loan Policies and provides coverage against loss or damage due to violations of CC&Rs as of the policy date: encroachments, damage to existing improvements, easements, damage to future improvements due to violations of the CC&Rs as of the policy date, the existence of a right of surface entry to extract minerals over the insured property, and forced removal of encroachments.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: Case by case

**6.36.7****ALTA Form 36.7-06 Energy Project – Fee Estate – Owner's**

This endorsement is for use with Owner's Policies only and provides coverage for policies that cover fee estates specifically dealing with electrical facilities.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: Case by case

**6.36.8****ALTA Form 36.8-06 Energy Project – Fee Estate – Loan**

This endorsement is for use with Loan Policies only and provides coverage for policies that cover fee estates specifically dealing with electrical facilities.

Note: Underwriter approval needed on all Energy Project Endorsements and transactions.

Basic Charge: Case by case

- 6.37 ALTA Form 37-06 Assignment of Rents or Leases**  
This endorsement is for use with Loan Policies and provides coverage regarding defects in assigned rents and leases that affect the title and executions of rents and leases recorded in the public records at the date of the policy.  
  
Basic Charge: \$100.00
- 6.38 ALTA Form 38-06 Mortgage Tax**  
This endorsement is for use with Loan Policies and provides coverage against loss or damage sustained by invalidity or unenforceability of the lien of the insured mortgage as security for an indebtedness resulting from the failure to pay any portion of the Mortgage Tax.  
  
Basic Charge: No Charge
- 6.39 ALTA Form 39-06 Policy Authentication**  
This endorsement is for use with Owner's and Loan Policies and provides coverage where the Company will not deny liability under the policy or endorsements on the grounds that the policy or endorsement were issued electronically or lack signatures.  
  
Basic Charge: No Charge
- 6.40 ALTA Form 40-06 Tax Credit – Owner's Policy**  
This endorsement is for use with Owner's Policies and adds an additional amount of insurance for the tax credit investor for the reduction of the value of the tax credits, to the extent that the loss of the tax credits are caused by a matter covered by the policy.  
  
Basic Charge: 10% of the Basic Rate of Insurance Minimum \$200
- 6.40.1 ALTA Form 40.1-06 Tax Credit – Defined Amount – Owner's Policy**  
This endorsement is for use with Owner's Policies and adds a specified additional amount of insurance for the tax credit investor and this amount must be entered in Section 2.c. of the endorsement.  
  
Basic Charge: 10% of the Basic Rate of Insurance Minimum \$200 plus the applicable insurance rate for the additional insurance.
- 6.41 ALTA Form 41-06 Water – Buildings**  
This endorsement is for use with Owner's and Loan Policies and provides coverage against loss or damage to an existing building from the use of the surface of the land for the development or extraction of water excepted from the legal description and/or excepted in Schedule B of the policy.  
  
Basic Charge: \$100.00
- 6.41.1 ALTA Form 41.1-06 Water – Improvements**  
This endorsement is for use with Owner's and Loan Policies and provides coverage against loss or damage to an existing building, surface structure, paved road, walkway, parking area, driveway or curb from the use of the surface of the land for the development or extraction of water excepted from the legal description and/or excepted in Schedule B of the policy.  
  
Basic Charge: \$100.00
- 6.41.2 ALTA Form 41.2-06 Water – Described Improvements**  
This endorsement is for use with Owner's and Loan Policies and provides coverage against loss or damage to an existing improvement itemized as an exhibit to the endorsement resulting from the use of the surface of the land for the development or extraction of water excepted from the legal description and/or excepted in Schedule B of the policy.  
  
Basic Charge: \$100.00
- 6.41.3 ALTA Form 41.3-06 Water – Land Under Development**  
This endorsement is for use with Owner's and Loan Policies and provides coverage against loss or damage to the existing or future building, surface structure, paved road, walkway, parking area,

driveway or curb from the use of the surface of the land for the development or extraction of water excepted from the legal description and/or excepted in Schedule B of the policy.

Basic Charge: \$100.00

**6.42 ALTA Form 42-06 Commercial Lender Group Endorsement**

This endorsement is for use a Loan Policy only and provides coverage against loss sustained by reason of the invalidity or unenforceability of the lien of the Insured Mortgage, the loss of priority of the lien of the Insured Mortgage which losses are caused by transfers after the Date of Policy and portions of the Indebtedness by the Participants.

Basic Charge: \$200.00

**6.43 ALTA Form 43-06 Anti-Taint Endorsement**

This endorsement is for use with Loan Policies and provides coverage when a portion of the indebtedness secured by the Insured Mortgage is a Revolving Credit Loan. With this endorsement, the Company insures against loss or damage sustained by reason of the loss of priority of the lien of the Insured Mortgage, resulting from reductions and subsequent increases of the outstanding amount of the indebtedness payable as the Revolving Credit Loan.

Basic Charge: 10% of the Basic Rate of Insurance Minimum \$500

**6.44 ALTA Form 44-06 Insured Mortgage Loan**

This endorsement is for use with Loan Policies only and amends the policy to add the recording information for the Insured Mortgage.

Basic Charge: No Charge

**6.45 ALTA Form 45-06 Pari Passu Mortgage – Loan Policy**

This endorsement is for use with Loan Policies only and provides coverage against loss or damage if the insured deed of trust is deemed invalid because of the provisions of the Intercreditor Agreement and lack of priority of the insured deed of trust to the other concurrent deeds of trust.

Basic Charge: \$200.00

**6.46 ALTA Form 46-06 Option Endorsement**

This endorsement is for use with Owner's Policies only and is used to insure an option to a purchase.

Basic Charge: \$100.00

**6.JR1 JR 1 Endorsement**

This endorsement must be issued in conjunction with either the ALTA Residential Limited Coverage Junior Loan Policy or the ALTA Short Form Residential Limited Coverage Junior Loan Policy.

Basic Charge: No charge when issued with the policy

**6.JR2 JR 2 Future Advanced**

This endorsement must be issued in conjunction with either the ALTA Residential Limited Coverage Junior Loan Policy or the ALTA Short Form Residential Limited Coverage Junior Loan Policy.

Basic Charge: No charge when issued with the policy

**6.200 FNTI Form 200 Deletion of Natural Person Limitation**

This endorsement is for use in connection with the ALTA Homeowner's policy. It amends the policy to allow it to be issued to a limited liability company or partnership comprised of family members who are taking title to residential one to four family property intended to be occupied by members of the family.

Basic Charge: None

**6.201 FNTI Form 201 Abbreviated Lender's Policy Bring Down Endorsement**

This endorsement is for use with ONLY the FNTI Form No.: 2004 Abbreviated Lender's Policy. This form is used for the purpose of updating the effective date of the policy.



Basic Charge: \$25.00

**6.202 FNTI Form 202 Revolving Credit Loan Endorsement**

This endorsement is for use with the ALTA Loan Policy, when the insured mortgage secures advances which are made subsequent to the date of the policy pursuant to terms of a revolving type loan.

Basic Charge: No charge when issued with the policy; \$100.00 if issued after the policy.

**6.203 FNTI Form 203 Construction Completed Endorsement**

This endorsement is for use with the ALTA Loan Policy and assures the insured of the priority of the advance as to the construction work completed.

Basic Charge: 20% of the Basic Insurance Rate; Minimum \$100.00

**6.204 FNTI Form 204 Patent Endorsement**

This endorsement is for use when insuring against reservations in a U.S. Patent and may be issued on commercial, residential or improved land if the survey and title exam do not reflect agriculture or ranch use.

Basic Charge: \$100.00

**6.205 FNTI Form 205 Construction Bring Down Endorsement**

This endorsement is for use when modifying a loan policy where construction on a property requires advances. This coverage assures the mortgager is in fact the vested lien holder in Schedule A on the policy and there are no subsisting mechanic's liens and encumbrances of record against said land.

Basic Charge: Residential \$100.00 Commercial \$200.00

**6.206 FNTI Form 206 Deletion of Arbitration**

This endorsement is for use with a Loan or Owners Policy where the arbitration clause is being deleted from the policy.

Basic Charge: \$100.00

**6.207 FNTI Multi-purpose Endorsement**

Basic Charge: Market Value