

MICHIGAN

TITLE INSURANCE RATES AND RULES MANUAL

For use in all Counties of Michigan
Effective March 28, 2023



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GENERAL RULES

A. APPLICABILITY

This manual is filed by First National Title Insurance Company (FNTI) and charges for title insurance herein are specifically for land located in Alabama. Policy issuing agents for FNTI may issue preliminary reports, commitments, binders, policies, endorsements, and guarantees, and collect the applicable premium on behalf of FNTI.

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

All short form versions of any policy shall be charged at the same premium rate as the full version of the same policy.

B. COMPUTATION OF RATES

Rates are calculated at per thousand dollars of liability basis. If the amount of insurance or liability exceeds a particular increment, the rate at the next highest increment is charged. By way of example, a \$125,600 liability shall be charged at the \$126,000 price tier.

C. AMOUNT OF INSURANCE

The amount of insurance stated in the policy shall be the Fair Value or the face amount of the insured security instrument. 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. Any amount of insurance above the Fair Value or face amount of the insured security instrument must be approved by FNTI.

D. INCREASED LIABILITY

The amount of insurance provided for in an existing policy of title insurance issued by FNTI 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.

E. ROUNDING PREMIUMS

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

F. RISK RATE

The rates set forth herein do not include any charge made for title search, title examination, closing, or escrow services performed by the Insurer, or any of its approved attorneys or agents. Charges made for such services are in addition to the rates and charges set forth herein.

G. COMMITMENT FOR TITLE INSURANCE

The Commitment for Title Insurance (often referred to as a binder) is an offer to insure title, subject to certain exceptions and the satisfaction of requirements (including payment of a correct premium) prior to policy issuance. It is not a report of title and should never be issued as a representation of the status of title, nor relied on as such. The Company does not authorize the issuance of its policy or policies until all requirements set forth in the Commitment have been satisfied.

H. DEFINITIONS

ALTA: American Land Title Association

Basic Rate: Rates listed in Section 1.1 and Section 2.1

Charge: The dollar amount to be paid for a title insurance product or service

Commercial: Any property that is not Residential

Commitment: An offer furnished in connection with an application for title insurance stating the requirements, terms, and conditions upon which FNTI is willing to insure an interest in the subject property

Company: FNTI and authorized agents or agencies of FNTI

Construction Loan: A loan for the purpose of construction of improvements to the subject property

Construction Loan Policy: A policy insuring a loan in which all or a portion of the funds are used for construction, repair, or alteration of Residential or Commercial property

Extended Coverage: Coverage without Standard Exceptions 1, 2, 3, and 4.

Fair Value: The Fair Value is the sale price, including any encumbrances being assumed by the buyer; except where no sale is involved, the Fair Value is determined based on available information, but in no event is less than the sum of all the monetary encumbrances to which the title is subject, excluding blanket encumbrances.

FNTI: First National Title Insurance Company

Leasehold Policy: A title insurance policy insuring a leasehold estate or interest that was created for or held by a lessee or lender

Loan Policy: A title insurance policy insuring a lender or assignee of a lender

Multi-Unit: Property with more than four developed Commercial units

Owner's Policy: A title insurance policy insuring an owner, optionee, vendee, or lessee

Rate: The unit price per liability increment used to determine the Charge

Parcel:

1. Property in the same tract, subdivision or section, title to which is vested in one ownership, is one Parcel, except that when the property is divided by a county line, the property in each county is considered a separate Parcel
2. Properties in the same or different tracts, subdivisions or sections, title to which is vested in separate ownerships, are separate Parcels
3. Properties in different tracts, subdivisions or sections, title to which is vested in one ownership, are separate Parcels
4. Any vacated portion of a street or alley or an easement or right-of-way not previously insured is a separate Parcel

Residential: Improved one-to-four family residential property

Scheduled Charge: The Charge for a policy pursuant to this Schedule, taking into account any surcharges, endorsement charges, or discounts

Standard Exceptions: Industry-standard, preprinted exceptions, other than exceptions specific to a particular property or particular transaction

Vacant Land: Unimproved land

CHAPTER 1 - OWNER'S INSURANCE

1.1 BASIC RATE-OWNER'S INSURANCE

A Standard Coverage Owner's policy will be issued at the premium for the respective liability amounts as set forth for in Rate Table below:

Liability Amount	Rate
Up to \$20,000	\$ 375.00 (Minimum Rate)
\$20,001 to \$100,000 add	\$ 6.40 per thousand
\$100,001 to \$200,000 add	\$ 4.00 per thousand
\$200,001 to \$300,000 add	\$ 3.75 per thousand
\$300,001 to \$1,000,000 add	\$ 3.00 per thousand
above \$1,000,001 add	\$ 2.50 per thousand

1.2 BASIC RATE-ALTA HOMEOWNER'S POLICY

An Expanded Coverage Owner's Policy (aka Homeowner's Policy) will be issued at the premium for the respective liability amounts as set forth in the Rate Table below:

Liability Amount	Rate
Up to \$20,000	\$ 425.00 (Minimum Rate)
\$20,001 to \$100,000 add	\$ 6.70 per thousand
\$100,001 to \$200,000 add	\$ 5.00 per thousand
\$200,001 to \$300,000 add	\$ 4.40 per thousand
\$300,001 to \$1,000,000 add	\$ 3.35 per thousand
above \$1,000,001 add	\$ 2.65 per thousand

1.3 OWNER'S RESIDENTIAL RESALE

When there has been a transfer of the property (or any portion of the property) insured to a third-party purchaser for value within twenty-four (24) months preceding the commitment date, the rate charged for the Owner's Policy shall be 70% of the Basic Rate under paragraph 1.1 and 1.2 above. The minimum charge for an owner's policy governed by Rate Table in 1.1 is \$375.00, and the minimum charge for an owner's policy governed by Rate Table in 1.2 is \$425.00.

1.4 RESIDENTIAL SALES (NEWLY CONSTRUCTED ONE-TO-FOUR FAMILY DWELLINGS)

This section applies to a newly constructed one-to-four family residence sold for the first time after completion of the residence and only for the issuance of a Standard ALTA Owner's Policy. The charge shall be 60% of the Basic Rate under paragraph 1.1 above. Minimum charge \$375.00.

1.4 MASTER POLICY AND SUB FEE STANDARD OWNER'S POLICIES

A sub-divider or developer may secure a master policy covering fee title to land that has been, or will be, divided into four (4) or more lots, condominium units, or building sites ("lots"). The amount of insurance in a master policy shall be the aggregate market value, or estimated value, of said lots when offered for sale. The charge for the policy shall be the Basic Rate for an Owner's Policy. The charge for "sub-policies" (policies covering individual lots, condominium units or building sites insured by the master policy) shall be \$100.00 each. When the amount of insurance in sub-policies issued pursuant to this section equal the amount of insurance in the master policy, the insured in the master must purchase additional insurance in order to purchase further sub-policies for \$100.00. Any increase in insurance required under the master policy shall be at the Basic Rate per thousand in effect at the time of application for the increase, beginning with the first tier of rates that is above the original amount of the master policy. Only the insured under the master policy or the Insured's immediate grantee has the right to purchase a sub-policy under the master policy.

1.6 LEASEHOLD OWNER'S INSURANCE

The ALTA Form Leasehold Owner's Policy has been withdrawn and replaced with the ALTA Form 13 (Owner's) Endorsement. When appropriate and upon satisfaction of underwriting requirements, the ALTA Form 13 (Owner's) leasehold endorsement will be added to the appropriate Owner's Title Insurance policy at no additional cost.

1.7 ALTA U.S. POLICY FORM

An ALTA U.S. Policy Form is issued, upon request, only to a qualified federal agency of the United States of America. The coverage afforded by this policy very closely parallels the coverage of an ALTA Standard Coverage Owner's Policy. Therefore, pricing for this policy shall be governed by the rules for a Standard Coverage Owner's Policy in section 1.1. On occasion, a federal agency may call for bids for title insurance product and services in conjunction with a specific project. The Company reserves the right to revise or alter their pricing in order to provide competitive bids when provided the opportunity

CHAPTER 2 - LENDER INSURANCE RATES

2.1 BASIC RATE-STANDARD ALTA LOAN POLICY

A Standard Coverage Loan Policy will be issued at the premium for the respective liability amounts as set forth for in Rate Table below:

Liability Amount	Rate
Up to \$20,000	\$295.00
\$20,001 to \$100,000	Add \$3.85 per thousand
\$100,001 to \$200,000	Add \$2.50 per thousand
\$200,001 to \$300,000	Add \$2.20 per thousand
\$300,001 to \$1,000,000	Add \$1.80 per thousand
\$1,000,001 and above	Add \$1.40 per thousand

2.2 BASIC RATE-ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY

An Expanded Coverage Loan Policy will be issued at the premium for the respective liability amounts as set forth for in Rate Table below:

Liability Amount	Rate
Up to \$20,000	\$335.00
\$20,001 to \$100,000	Add \$3.50 per thousand
\$100,001 to \$200,000	Add \$2.75 per thousand
\$200,001 to \$300,000	Add \$2.35 per thousand
\$300,001 to \$1,000,000	Add \$1.90 per thousand
\$1,000,001 and above	Add \$1.55 per thousand

2.3 SHORT TERM CONSTRUCTION LOAN POLICIES

The charge for a Loan Policy insuring a construction mortgage loan whose terms require it to be repaid within 24 months from the date of policy shall be 60% of the Basic Rate under Section 2.1, with the minimum charge being \$295.00.

2.4 SHORT FORM LOAN POLICIES

The rate for a Short Form Loan Policy shall be the same as for a regular loan policy of a given type of coverage as set forth in subsection 2.1 and 2.2 above.

2.5 LEASEHOLD LENDER'S INSURANCE

The ALTA Form Leasehold Lender's Policy has been withdrawn and replaced with the ALTA Form 13.1 (Lender's) Endorsement. When appropriate and upon satisfaction of underwriting requirements, the ALTA Form 13.1 (Lender's) leasehold endorsement will be added to the appropriate Loan Title Insurance policy at no additional cost.

CHAPTER 3 - SIMULTANEOUS ISSUE RATES

3.1 OWNERS & LAND CONTRACT INTEREST POLICIES

When individual policies with identical effective dates are issued insuring the respective interests of the vendor and vendee in a land contract, the vendor policy will be charged at the Basic Rates pursuant to Sections 1.1 or 1.2, depending on the type of owner's policy being issued, or the Owner's Residential Resale Rate, if applicable, pursuant to section 1.3. The minimum charge for an owner's policy governed by Rate Table 1.1 is \$375.00, and the minimum charge for an owner's policy governed by Rate Table 1.2 is \$425.00. The charge for the vendee policy will be \$100.00. The Owner's Residential Resale Rate is not applicable to the vendee policy. Both policies will contain appropriate language that limits the liability of the Company to the face amount of either policy rather than the aggregate of both policies.

CHAPTER 4 - LENDER'S BULK RATES

4.1 APPLICABLE PROVISIONS AND RESTRICTIONS

Lender's Bulk Rates are only made available to selected lenders who not only provide a high volume of business to the Offering Provider but work with the Offering Provider to develop systems, processes and computer integrations, centralized order processing and tracking, and other controls and economies of scale that enable a more highly efficient, lower cost provision of title services and insurance. The Lender's Bulk Rates are only available when ALL of the following conditions are met.

- a) The Offering Provider has entered into an addendum to their agency agreement or a separate another agreement with the Company specifically authorizing it to provide Lender's Bulk Rates to certain enumerated lenders.
- b) Lender's Bulk Rates are available only for a refinance loan. Lender's Bulk rates are not available at the time of an initial purchase of the property.
- c) The property insured must be a one-to-four family residential property.
- d) The loan to be made is intended to be placed in a first mortgage lien position as to the property.
- e) The insured loan amount does not exceed \$5,000,000.00.
- f) The Offering Provider has in place a FNTI approved centralized electronic order processing and tracking capabilities and/or systems integrations to service the lender.
- g) The order must be opened electronically, and escrow functions (if any) are performed by the Offering Provider.
- h) All parties must agree to accept a title search, preliminary title report and/or title commitment issued in contemplation of the issuance of an ALTA Short Form Policy or other loan policy that includes general exceptions in regard to taxes and assessments, easements, and covenants, conditions and restrictions.

4.2 AGGREGATION OF ORDERS FOR RATE CATEGORIES

The Lender's Bulk Rates are to recognize and encourage the greater efficiencies and economies of scale that can result from the development of highly integrated and automated systems and workflows both within the Offering Provider and between the Offering Provider and lender.

In order to qualify for Lender's Bulk Rates, the lender and Offering Provider will discuss their respective needs; develop plans for workflows and systems to efficiently transmit, receive and process the title orders and as to any changes in processes required and systems to be integrated. At that point, they will reach agreement as to the Lender's Bulk rate category to be provided the lender, and an understanding that, consistent with the vagaries of the ever-changing refinance lending market, the lender will endeavor in good faith to provide the Offering Provider title orders meeting the minimum number required to qualify for the agreed rate category, subject to any agreed ramp-up periods.

As the economies of scale are best achieved on a nationally integrated basis, for purposes of meeting agreed minimums, all orders placed by the lender and any of its affiliates to Offering Provider and Offering Provider's affiliates in any jurisdiction may be aggregated.

As rules and regulations of the Finance Consumer Protection Bureau (FCPB), 12 C.F.R. part 1026 require lenders to provide accurate estimates of title and closing costs well in advance of closing and to abide by those estimates, the failure of a lender to strictly meet estimated minimum volumes for a given rate category in any given month or months, shall not disqualify the lender from being accorded the benefit of the agreed upon rate category until such time as the lender and Offering Provider have amended their agreement.

4.3 LENDER'S BULK RATE CATEGORIES

4.3.1 Lender's Bulk Rate 1 – Minimum 100-200 Orders

Liability Rate	Rate
\$0 to \$100,000	\$350.00
\$100,001 to \$200,000	\$400.00
\$200,001 to \$250,000	\$405.00
\$250,001 to \$500,000	\$635.00
\$500,001 to \$700,000	\$780.00
\$700,001 to \$1,000,000	\$920.00
\$1,000,001 to \$1,200,000	\$1045.00
\$1,200,001 to \$1,500,000	\$1120.00
\$1,500,001 to \$1,800,000	\$3100.00
\$1,800,001 to \$2,000,000	\$3600.00

4.3.2 Lender's Bulk Rate 2 – Minimum 200-300 Orders

Liability Amount	Rate
\$0 to \$100,000	\$350.00
\$100,001 to \$200,000	\$380.00
\$200,001 to \$250,000	\$380.00
\$250,001 to \$500,000	\$560.00
\$500,001 to \$700,000	\$680.00
\$700,001 to \$1,000,000	\$820.00
\$1,000,001 to \$1,200,000	\$945.00
\$1,200,001 to \$1,500,000	\$1020.00
\$1,500,001 to \$1,800,000	\$3000.00
\$1,800,001 to \$2,000,000	\$3500.00

4.3.3 Lender's Bulk Rate 3 – Minimum 300-500 Orders

Liability Amount	Rate
\$0 to \$250,000	\$300.00
\$250,001 to \$500,000	\$450.00
\$500,001 to \$750,000	\$550.00
\$750,001 to \$1,000,000	\$660.00
\$1,000,001 to \$1,250,000	\$760.00
\$1,250,001 to \$1,500,000	\$860.00
\$1,500,001 to \$2,000,000	\$1050.00
\$2,000,001 to \$3,000,000	\$1450.00
\$3,000,001 to \$4,000,000	\$2200.00
\$4,000,001 to \$5,000,000	\$3050.00

4.3.4 Lender's Bulk Rate 4 – Minimum 500+ Orders

Liability Amount	Rate
Up to \$250,000	\$275.00
\$250,001 to \$500,000	\$350.00
\$500,001 to \$750,000	\$400.00
\$750,001 to \$1,000,000	\$450.00
\$1,000,001 to \$1,250,000	\$550.00
\$1,250,001 to \$1,500,000	\$650.00
\$1,500,001 to \$2,000,000	\$800.00
\$2,000,001 to \$3,000,000	\$1200.00
\$3,000,001 to \$4,000,000	\$1650.00
\$4,000,001 to \$5,000,000	\$2200.00

4.4 MASTER RESIDENTIAL EQUITY LOAN POLICY AND MASTER ENHANCED RESIDENTIAL EQUITY LOAN POLICY

Both the Master Residential Equity Loan Policy and the Master Enhanced Residential Equity Loan Policy are master policies with individual coverage certificates or electronic confirmations of coverage issued for each property and loan to be insured.

The charge for issuing a certificate for this policy shall be:

Liability Amount	Rate for Residential Home Equity Loans
Up to \$250,000	\$45.00 per transaction
\$250,001 to \$500,000	\$75.00 per transaction
\$500,001 to \$750,000	\$250.00 per transaction
\$750,001 to \$1,000,000	\$300.00 per transaction

This pricing does not include any charges for title searches, examinations, legal fees, property reports, credit reports, recording fees, other charges, or other monies advanced on behalf of the insured or borrower, any of which may be charged at amounts agreed with the lender.

Because of the low price and risk profile of these policies, the pricing does not fit with normal agency splits. These policies may only be issued by an Offering Provider that has entered into an addendum to their agency agreement or a separate agreement with the Company specifically authorizing it to provide this policy to certain enumerated lenders.

CHAPTER 5 - SPECIALTY PRODUCTS

5.1 ALTA RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN AND SHORT FORM RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY

The charge for issuing the ALTA Residential Limited Coverage Junior Loan Policy or the ALTA Short Form Residential Limited Coverage Junior Loan Policy, is set forth below:

Liability Amount	Rate
Up to \$125,000 of liability	\$175.00
For each additional \$1,000 of liability	Add \$1.00 per thousand
ALTA Supplemental Coverage Endorsement Form JR1	\$50.00
ALTA Revolving Credit – Variable Rate Endorsement Form JR2	N/C

5.2 MICHIGAN MORTGAGE FORECLOSURE GUARANTEE AND COMMITMENT

Guarantee and Commitment shall be written in an amount equal to the face amount of the mortgage that is to be foreclosed, unless one of the following rules applies:

- In an amount equal to the fair market value of the premises, if the face amount of the mortgage to be foreclosed exceeds the value of the premises;
- The mortgage to be foreclosed covers multiple parcels, in which case the Guarantee and Commitment may be written in an amount allocated by the Insured.

Liability Amount	Rate
For the first \$200,000 of liability (or fraction thereof)	\$350.00
\$200,001 to \$300,000	Add \$1.00 per thousand
\$300,001 up to \$400,000	Add \$.80 per thousand
\$400,001 up to \$1,000,000	Add \$.50 per thousand
\$1,000,001 and above	Add \$.40 per thousand

5.2.1 UPDATE ENDORSEMENTS FOR MORTGAGE FORECLOSURE GUARANTEE

- The Company shall, at the request of the proposed insured, provide without additional charge to the proposed insured up to three Guarantee and Commitment Endorsements, verbal updates, or combinations of the two, updating the Guarantee and commitment date.
- In the event the proposed insured requests endorsements or verbal updates in addition to the endorsements or verbal updates provided pursuant to Paragraph above, the Company will provide the additional endorsements and verbal updates at the rate of \$50.00 per update.

5.2.2 ISSUANCE OF OWNER'S POLICY AFTER MORTGAGE FORECLOSURE

The Company at the request of the proposed insured will issue an Owner's Policy when the requirements for the policy shown in Schedule B-1 of the Guarantee and Commitment have been met, provided:

- The proposed insured requests the issuance of the policy within 275 days following the expiration of the redemption period provided for by Michigan law.
- The proposed insured is the grantee in the deed issued pursuant to the foreclosure sale.
- The policy is issued with an Amount of Insurance equal to the bid price paid at the foreclosure sale.
- The policy is issued to a named insured that is the proposed insured in the Guarantee and Commitment, its wholly owned affiliated company or the governmental agency or governmental instrumentality which was the insurer or guarantor under an insurance contract or guaranty which insured or guaranteed the indebtedness secured by the mortgage which was foreclosed.

The premium for the policy is paid at the Basic Rate Table in Sections 1.1 and 1.2 less credit for 80% of the amount paid under Paragraph 5.2 of this section for the Guarantee and Commitment pursuant to which the policy is issued under this section.

5.3 INTENTIONALLY DELETED

5.4 RESIDENTIAL LIMITED COVERAGE MORTGAGE MODIFICATION POLICY

The Residential Limited Coverage Mortgage Modification Policy provides assurance that a recorded modification of an existing residential Mortgage will not affect the priority of the Mortgage. The charge is \$125.00. Amount of Liability is the unpaid principal balance of the loan not to exceed \$250,000 liability.

5.5 CHAIN OF TITLE GUARANTEE

A Chain of Title Guarantee is used to insure a search contains all the documents found in the local recorder's office that affect the Parcel referenced in the Guarantee. The Rate for a Chain of Title Guarantee is \$50 for a maximum guarantee amount of \$25,000.

CHAPTER 6 - MICHIGAN DEPARTMENT OF TRANSPORTATION RATE PLAN

This section applies to title insurance commitments and policies relating to real estate acquired or disposed of by the Michigan Department of Transportation ("MDOT"). This All-Inclusive Rate Plan shall be applicable to all commitments and policies contracted for by the Michigan Department of Transportation. This MDOT Rate Plan applies to the insurance of the commitment for title insurance and the ALTA Owner's Policy. An Owner's Policy of title insurance will not be issued for less than the full value of the title interest being insured.

6.1 BASIC RATE TABLE – ONE PRELIMINARY COMMITMENT PLUS TWO INTERIM COMMITMENTS

Liability Amount	Rate
Owners policy up to \$10,000	\$335.00
Each additional interim commitment for title insurance to update title	\$52.50

6.2 RATE TABLE – ALTA OWNER'S POLICIES

Liability Amount	Rate
Up to \$25,000	\$335.00
\$25,001 to \$50,000	Add \$5.25 per thousand
\$50,001 to \$100,000	Add \$4.20 per thousand
\$100,001 to \$200,000	Add \$3.67 per thousand
\$200,001 to \$300,000	Add \$3.15 per thousand
\$300,001 to \$1,000,000	Add \$2.62 per thousand
\$1,000,001 to \$4,000,000	Add \$2.10 per thousand
\$4,000,001 to \$5,000,000	Add \$1.57 per thousand
Over \$5,000,001	Add \$1.05 per thousand

The amount charged under section 6.1 will be credited against the Basic Rate to the extent a credit can be applied when a policy is ordered on the land to which the preliminary commitment applies.

CHAPTER 7 – COMMERCIAL RATES ABOVE \$1,000,000

The rates shown below shall be used in calculating the premium for all of owner's, leasehold owner's, loan policies and leasehold loan policies for commercial transactions with a liability amount greater than \$1,000,000.

BASIC RATE TABLE FOR COMMERCIAL TRANSACTIONS GREATER THAN \$1,000,000

Liability Amount	Basic Rate
For the first \$1,000,000 of liability	\$2,250.00
\$1,000,001 to \$10,000,000.00	Add \$1.00 per thousand
\$10,000,001 to \$40,000,000	Add \$.95 per thousand
\$40,000,001 and above	Add \$.90 per thousand

7.1 OWNER'S INSURANCE FOR COMMERCIAL TRANSACTIONS ABOVE \$1,000,000

A Standard Coverage Owner's policy will be issued at the premium for the respective liability amounts as set forth in the Basic Rate Table for Commercial Transactions Greater than \$1,000,000 above.

7.1.1 MASTER POLICY AND SUB FEE STANDARD OWNER'S POLICIES

A sub-divider or developer may secure a master policy covering fee title to land that has been, or will be, divided into four (4) or more lots, condominium units, or building sites ("lots"). The amount of insurance in a master policy shall be the aggregate market value, or estimated value, of said lots when offered for sale. The charge for the policy shall be the Basic Rate for an Owner's Policy. The charge for "sub-policies" (policies covering individual lots, condominium units or building sites insured by the master policy) shall be \$100.00 each. When the amount of insurance in sub-policies issued pursuant to this section equal the amount of insurance in the master policy, the insured in the master must purchase additional insurance in order to purchase further sub-policies for \$100.00. Any increase in insurance required under the master policy shall be at the Basic Rate per thousand in effect at the time of application for the increase, beginning with the first tier of rates that is above the original amount of the master policy. Only the insured under the master policy or the Insured's immediate grantee has the right to purchase a sub-policy under the master policy.

7.1.2 LEASEHOLD OWNER'S INSURANCE

The ALTA Form Leasehold Owner's Policy has been withdrawn and replaced with the ALTA Form 13 (Owner's) Endorsement. When appropriate and upon satisfaction of underwriting requirements, the ALTA Form 13 (Owner's) leasehold endorsement will be added to the appropriate Owner's Title Insurance policy at no additional cost.

7.1.3 REISSUE CREDIT

When the issuance of an owner's or leasehold owner's policy is based upon an existing policy, a credit will be given for the full amount of the new policy as follows:

Liability Amount	Rate
Up to the first \$10,000,000	10% Credit
Portion that is \$10,000,001 and above	25% Credit

7.1.4 ALTA U.S. POLICY FORM

An ALTA U.S. Policy Form is issued, upon request, only to a qualified federal agency of the United States of America. The coverage afforded by this policy very closely parallels the coverage of an ALTA Standard Coverage Owner's Policy. Therefore, pricing for this policy shall be governed by the rules for a Standard Coverage Owner's Policy in section 2.1. On occasion, a federal agency may call for bids for title insurance product and services in conjunction with a specific project. The Company reserves the right to revise or alter their pricing in order to provide competitive bids when provided the opportunity.

7.2 LENDER'S INSURANCE FOR COMMERCIAL TRANSACTIONS ABOVE \$1,000,000

7.2.1 LOAN POLICY

A Standard Coverage loan policy will be issued insuring a loan at the premium for the respective liability amounts as set forth for in the Basic Rate Table for Commercial Transactions Greater Than \$1,000,000 above.

7.2.2 LENDER’S INSURANCE ON REFINANCE OF PROPERTY ALREADY OWNED BY BORROWER

When a first mortgage loan is refinanced by the same borrower, a credit will be given for the full amount of the policy insuring the new mortgage in accordance with the following table:

Liability Amount	Rate
Up to the first \$10,000,000	25% Credit
Portion that is \$10,000,001 and above	40% Credit

Credits described in subsections 7.2.2, 7.2.3 and 7.3 may not be added or combined with any other Reissue, Refinance or Simultaneous Issue Credit.

7.2.3 REISSUE CREDIT

When the issuance of an owner’s or leasehold owner’s policy is based upon an existing policy, a credit will be given for the full amount of the new policy as follows:

Liability Amount	Rate
Up to the first \$10,000,000	10% Credit
Portion that is \$10,000,001 and above	25% Credit

Credits described in subsections 7.2.2, 7.2.3, and 7.3 may not be added or combined with any other Reissue, Refinance or Simultaneous Issue Credit.

7.2.4 SHORT FORM LOAN POLICIES

The rate for a Short Form Loan Policy shall be the same as for a regular loan policy of a given type of coverage as set forth in subsections 7.2.1, 7.2.2 and 7.2.3 above.

7.2.5 LEASEHOLD LENDER’S INSURANCE

The ALTA Form Leasehold Lender's Policy has been withdrawn and replaced with the ALTA Form 13.1 (Lender's) Endorsement. When appropriate and upon satisfaction of underwriting requirements, the ALTA Form 13.1 (Lender's) leasehold endorsement will be added to the appropriate Loan Title Insurance policy at no additional cost.

7.3 SIMULTANEOUS ISSUE RATES FOR COMMERCIAL TRANSACTIONS ABOVE \$1,000,000

7.3.1 OWNER'S AND LOAN POLICIES

When an Owner's Policy and Loan Policy are issued simultaneously with identical effective dates, the Policy to be issued with the greater face amount shall be issued at the full Basic Rate, while the Policy with the lesser face amount shall be issued at a rate of 25% of the Basic Rate filed for the said Policy.

Credits described in subsections 7.2.2, 7.2.3 and 7.3 may not be added or combined with any other Reissue, Refinance or Simultaneous Issue Credit.

7.3.2 POLICIES INSURING LAND CONTRACT INTERESTS

When individual policies with identical effective dates are issued insuring the respective interests of the vendor and vendee in a land contract, the vendor policy will be charged at the Basic Rate, together with a reissue credit if any is applicable. The charge for the vendee policy will be \$250.00. The reissue credit is not applicable as to the vendee policy. Both policies will contain appropriate language that limits the liability of the Company to the face amount of either policy rather than the aggregate of both policies.

7.4 NEW CONSTRUCTION FOR COMMERCIAL TRANSACTIONS ABOVE \$1,000,000

7.4.1 LOAN POLICIES ISSUED IN CONTEMPLATION OF CONSTRUCTION, DURING THE PENDENCY OF CONSTRUCTION OR AFTER SUBSTANTIAL COMPLETION OF NEW CONSTRUCTION

A Loan Policy issued during the pendency of construction will include a disbursement endorsement (ALTA 32, 32.1, 32.2 and 33 endorsements) as part of the policy and the issuance of disbursement endorsements when loan proceeds are advanced by the lender.

The insurance of each draw or advance of loan proceeds under the construction loan without a mechanic's lien exception or any modified version thereof shall be conditioned on the agreement of the parties to the transaction to submit certain documentation to the Company which it may require such as duly executed versions of construction loan disbursing agreement, sworn statements, waivers of lien, notices of furnishing, indemnities, proof of financial responsibility or such other items as may be deemed necessary by the Company in order to be able to insure each draw or advance of the construction loan proceeds.

Should the Company choose to insure loan proceeds being disbursed under the construction loan via disbursement endorsement under these circumstances, the rate charged at the time of initial policy issuance will be as follows in the table below:

Liability Amount	Rate
Up to the first \$10,000,000	140% Basic Rate for Commercial Transactions Greater Than \$1,000,000
Portion that is \$10,000,001 and above	110% Basic Rate for Commercial Transactions Greater Than \$1,000,000

7.4.2 LOAN POLICY ISSUED SIMULTANEOUSLY WITH AN OWNER'S POLICY IN CONTEMPLATION OF CONSTRUCTION

When in contemplation of or during new construction, an Owner's Policy and Loan Policy are issued simultaneously with identical effective dates, and the additional charge as set forth in section 7.4.1 is being assessed on the loan policy for construction lien coverage, the Owner's Policy shall be issued at a flat premium of \$100.00. Additional liability on the concurrent Owner's Policy shall be charge at the appropriate Basic Rate.

7.4.3 TAKE OUT OR END LOAN POLICY

When the Company has issued a loan policy insuring a mortgage which secures a loan, all or a substantial part of the proceeds of which have been advanced to the borrower for construction of improvements on the land (the construction loan,) and the loan policy was issued at the rate calculated for under Section 7.4.1, the rate for the policy insuring a mortgage securing a loan, the proceeds of which are used to discharge the construction loan (an end loan,) shall be 20% of the Basic Rate up to the amount of insurance stated in the policy insuring the construction loan, provided repayment of the construction loan occurs within the earlier of 24 months after the last insured advance under the construction loan or five years after the issuance of the policy insuring the construction loan mortgage. Additional insurance will be charged at the applicable Basic Rate.

7.5 SPECIALTY LENDER'S POLICIES FOR COMMERCIAL TRANSACTIONS ABOVE \$1,000,000

7.5.1 MICHIGAN MORTGAGE FORECLOSURE GUARANTEE AND COMMITMENT

Guarantee and Commitment shall be written in an amount equal to the face amount of the mortgage that is to be foreclosed, unless one of the following rules applies:

- In an amount equal to the fair market value of the premises, if the face amount of the mortgage to be foreclosed exceeds the value of the premises;
- The mortgage to be foreclosed covers multiple parcels, in which case the Guarantee and Commitment may be written in an amount allocated by the Insured.

Liability Amount	Rate
Up to \$200,000	\$350.00
\$200,001 to \$300,000	Add \$1.00 per thousand
\$300,001 to \$400,000	Add \$.80 per thousand
\$400,001 to \$1,000,000	Add \$.50 per thousand
\$1,000,001 and above	Add \$.40 per thousand

7.5.2 UPDATE ENDORSEMENTS FOR MORTGAGE FORECLOSURE GUARANTEE

The Company shall, at the request of the proposed insured, provide without additional charge to the proposed insured up to three Guarantee and Commitment Endorsements, verbal updates, or combinations of the two, updating the Guarantee and commitment date.

In the event the proposed insured requests endorsements or verbal updates in addition to the endorsements or verbal updates provided pursuant to Paragraph above, the Company will provide the additional endorsements and verbal updates at the rate of \$50.00 per update.

7.5.3 ISSUANCE OF OWNER’S POLICY AFTER MORTGAGE FORECLOSURE

The Company at the request of the proposed insured will issue an Owner’s Policy when the requirements for the policy shown in Schedule B-1 of the Guarantee and Commitment have been met, provided:

- The proposed insured requests the issuance of the policy within 275 days following the expiration of the redemption period provided for by Michigan law.
- The proposed insured is the grantee in the deed issued pursuant to the foreclosure sale.
- The policy is issued with an Amount of Insurance equal to the bid price paid at the foreclosure sale.
- The policy is issued to a named insured that is the proposed insured in the Guarantee and Commitment, its wholly owned affiliated company or the governmental agency or governmental instrumentality which was the insurer or guarantor under an insurance contract or guaranty which insured or guaranteed the indebtedness secured by the mortgage which was foreclosed.

The premium for the policy is paid at the Basic Rate Table less a credit for 80% of the amount paid under Paragraph 7.5.1 of this section for the Guarantee and Commitment pursuant to which the policy is issued under this section.

CHAPTER 8 – 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.

8.1 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.

8.2 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:

County Code	County Name
001	Alcona
003	Alger
005	Allegan
007	Alpena
009	Antrim
011	Arenac
013	Baraga
015	Barry
017	Bay
019	Benzie
021	Berrien
023	Branch
025	Calhoun
027	Cass
029	Charlevoix
031	Cheboygan
033	Chippewa
035	Clare
037	Clinton
039	Crawford
041	Delta
043	Dickinson
045	Eaton
047	Emmet
049	Genesee
051	Gladwin
053	Gogebic
055	Grand Traverse

County Code	County Name
057	Gratiot
059	Hillsdale
061	Houghton
063	Huron
065	Ingham
067	Ionia
069	Iosco
071	Iron
073	Isabella
075	Jackson
077	Kalamazoo
079	Kalkaska
081	Kent
083	Keweenaw
085	Lake
087	Lapeer
089	Leelanau
091	Lenawee
093	Livingston
095	Luce
097	Mackinac
099	Macomb
101	Manistee
103	Marquette
105	Mason
107	Mecosta
109	Menominee
111	Midland

County Code	County Name
113	Missaukee
115	Monroe
117	Montcalm
119	Montmorency
121	Muskegon
123	Newaygo
125	Oakland
127	Oceana
129	Ogemaw
131	Ontonagon
133	Osceola
135	Oscoda
137	Otsego
139	Ottawa
141	Presque Isle
143	Roscommon
145	Saginaw
147	St Clair
149	St Joseph
151	Sanilac
153	Schoolcraft
155	Shiawassee
157	Tuscola
159	Van Buren
161	Washtenaw
163	Wayne
165	Wexford

8.3 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 First National prior written approval. This allows First National an opportunity to approve and participate in the underwriting of these transactions, and arrange for reinsurance or co-insurance, where First National 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 First National Legal/Underwriting Department. The form and contact information is located on the First National Title Insurance Company website. www.FNTI.com

8.4 HOW TO REMIT PREMIUMS

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

First National Title Insurance Company, 2400 Dallas Parkway, Suite 200, 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 9 - ENDORSEMENTS

ALTA	Description	Owner	Lender
1-06	Street Assessments	N/A	No Charge
3-06	Zoning - Unimproved Land	10% Min \$250	10% Min \$250
3.1-06	Zoning - Completed Structure	15% Min \$500	15% Min \$500
3.2-06	Zoning - Land Under Development	15% Min \$500	15% Min \$500
3.3-06	Zoning - Completed Improvement - Non-Conforming Use	15% Min \$500	15% Min \$500
3.4-06	Zoning - No Zoning Classification	15% Min \$250	15% Min \$250
4-06	Condominium (all assessment liens)	N/A	No Charge
4.1-06	Condominium - Current Assessments	No Charge	No Charge
5-06	Planned Unit Development—Assessments Priority	N/A	No Charge
5.1-06	Planned Unit Development - Current Assessments	No Charge	No Charge
6-06	Variable Rate Mortgage	N/A	No Charge
6.2-06	Variable Rate Mortgage, Negative Amortization	N/A	No Charge
7-06	Manufactured Housing Unit	No Charge	No Charge
7.1-06	Manufactured Housing Conversion, Loan	N/A	No Charge
7.2-06	Manufactured Housing Conversion, Owner's	No Charge	N/A
8.1-06	Environmental Protection Lien	N/A	No Charge
8.2-06	Environmental Protection Lien	No Charge	No Charge
9-06	Restrictions, Encroachments, Minerals – Loan Policy	N/A	No Charge
9.1-06	Covenants, Conditions and Restrictions – Unimproved Land – Owner's Policy	10% Min. \$250	N/A
9.2-06	Covenants, Conditions and Restrictions -	10% Min. \$250	N/A
9.3-06	Covenants, Conditions and Restrictions - Loan Policy	N/A	No Charge
9.6-06	Private Rights - Loan	N/A	10% Min. \$250
9.6.1-06	Private Rights - Current Assessments - Loan Policy	N/A	10% Min. \$250

ALTA	Description	Owner	Lender
9.7-06	Restrictions, Encroachments, Minerals -	N/A	15% Min. \$250
9.8-06	Covenants Conditions and Restrictions -	15% Min. \$250	N/A
9.9-06	Private Rights - Owner's Policy	Min. \$250 15%	N/A
9.10-06	Restrictions, Encroachments, Minerals - Current Violations - Loan	N/A	Min. \$250 10%
10-06	Assignment	N/A	\$250
10.1-06	Assignment and Date Down	N/A	\$300
11-06	Mortgage Modification	N/A	10% Min. \$250
11.1-06	Mortgage Modification with Subordination	N/A	10% Min. \$250
11.2-06	Mortgage Modification with Additional Amount of Insurance	N/A	15% of Basic Rate on amount owing; Basic Rate for additional increase Min. \$250
12-06	Aggregation - Loan	N/A	10% Min. \$250
12.1-06	Aggregation - State Limits - Loan	N/A	10% Min. \$250
13-06	Leasehold - Owner	No Charge	N/A
13.1-06	Leasehold - Loan	N/A	No Charge
14-06	Future Advance - Priority	N/A	10% Min. \$250
14.1-06	Future Advance - Knowledge	N/A	10% Min. \$250
14.2-06	Future Advance - Letter of Credit	N/A	10% Min. \$250
14.3-06	Future Advance - Reverse Mortgage	N/A	10% Min. \$250
15-06	Nonimputation - Full Equity Transfer	15% Min. \$250	N/A
15.1-06	Nonimputation - Additional Insured	15% Min. \$250	N/A
15.2-06	Nonimputation - Partial Equity Transfer	15% Min. \$250	N/A
16-06	Mezzanine Financing	15% Min. \$250	N/A
17-06	Access and Entry	10% Min. \$250	10% Min. \$250

ALTA	Description	Owner	Lender
17.1-06	Indirect Access and Entry	10% Min. \$250	10% Min. \$250
17.2-06	Utility Access	10% Min. \$250	10% Min. \$250
18-06	Single Tax Parcel	No Charge	No Charge
18.1-06	Multiple Tax Parcel - Easements	No Charge	No Charge
18.2-06	Multiple Tax Parcel	No Charge	No Charge
18.3-06	Single Tax Parcel and ID	No Charge	No Charge
19-06	Contiguity, Multiple Parcels	No Charge	No Charge
19.1-06	Contiguity, Single Parcel	No Charge	No Charge
19.2-06	Contiguity - Specified Parcels	No Charge	No Charge
20-06	First Loss, Multiple Parcel Transactions	N/A	10% Min. \$250
22-06	Location	No Charge	No Charge
22.1-06	Location and Map	No Charge	No Charge
23-06	Co-Insurance, Single Policy	No Charge	No Charge
23.1-06	Co-Insurance - Multiple Policies	No Charge	No Charge
24-06	Doing Business	N/A	\$250
25-06	Same as Survey	\$250	\$250
25.1-06	Same as Portion of Survey	\$250	\$250
26-06	Subdivision	10% Min. \$250	10% Min. \$250
27-06	Usury	N/A	10% Min. \$250
28-06	Easement - Damage or Enforced Removal	10% Min. \$250	10% Min. \$250
28.1-06	Encroachments - Boundaries and Easements	10% Min. \$250	10% Min. \$250
28.2-06	Encroachments - Boundaries and Easements - Described Improvements	10% Min. \$250	10% Min. \$250
28.3-06	Encroachments - Boundaries and Easements - Land Under Development	15% Min. \$250	15% Min. \$250
29-06	Interest Rate Swap - Direct Obligation	N/A	.50 per \$1000 up to \$1 Million
29.1-06	Interest Rate Swap - Additional Interest	N/A	.50 per \$1000 up to \$1 Million
29.2-06	Interest Rate Swap - Direct Obligation - Defined Amount	N/A	.50 per \$1000 up to \$1 Million
29.3-06	Interest Rate Swap - Additional Interest - Defined Amount	N/A	.50 per \$1000 up to \$1 Million
30-06	One to Four Family Shared Appreciation	N/A	10% Min. \$250

ALTA	Description	Owner	Lender
30.1-06	Commercial Participation Interest	N/A	10% Min. \$250
31-06	Severable Improvements	N/C	10% Min. \$250
32-06	Construction Loan - Loss of Priority	N/A	No Charge
32.1-06	Construction Loan - Loss of Priority - Direct Payment	N/A	No Charge
32.2-06	Construction Loan - Loss of Priority - Insured's Direct Payment	N/A	No Charge
33-06	Disbursement	N/A	No Charge
34-06	Identified Risk Coverage	0% - 50%	0% - 50%
35-06	Minerals and Other Subsurface Substances - Buildings	10% Min. \$250	10% Min. \$250
35.1-06	Minerals and Other Subsurface Substances - Improvements	10% Min. \$250	10% Min. \$250
35.2-06	Minerals and Other Subsurface Substances - Described Improvements	10% Min. \$250	10% Min. \$250
35.3-06	Minerals and Other Subsurface Substances - Land Under Development	10% Min. \$250	10% Min. \$250
36-06	Energy Project - Leasehold/Easement - Owner's	.50/\$1000 up to 1 Million	N/A
36.1-06	Energy Project - Leasehold/Easement - Loan	N/A	.50/\$1000 up to 1 Million
36.2-06	Energy Project - Leasehold - Owner's	.50/\$1000 up to 1 Million	N/A
36.3-06	Energy Project - Leasehold - Loan	N/A	.50/\$1000 up to 1 Million
36.4-06	Energy Project - Covenants, Conditions and Restrictions - Land Under Development Owner's	.50/\$1000 up to 1 Million	N/A
36.5-06	Energy Project - Covenants, Conditions and Restrictions - Land Under Development Loan	N/A	.50 per \$1000 up to \$1 Million
36.6-06	Energy Project - Encroachments	N/A	.50 per \$1000 up to \$1 Million
36.7-06	Energy Project - Fee Estate - Owner's Policy	.50/\$1000 up to 1 Million	N/A
36.8-06	Energy Project - Fee Estate - Loan Policy	N/A	.50 per \$1000 up to \$1 Million
37-06	Assignment of Rents or Leases	N/A	\$250
38-06	Mortgage Tax	N/A	No Charge
39-06	Policy Authentication	No Charge	No Charge
40-06	Tax Credit - Owner's Policy	\$250	N/A
40.1-06	Tax Credit - Defined Amount - Owner's Policy	\$250	N/A

ALTA	Description	Owner	Lender
41-06	Water - Buildings	10% Min. \$250	10% Min. \$250
41.1-06	Water - Improvements	10% Min. \$250	10% Min. \$250
41.2-06	Water - Described Improvements	10% Min. \$250	10% Min. \$250
41.3-06	Water - Land Under Development	15% Min. \$250	15% Min. \$250
42-06	Commercial Lender Group Endorsement	N/A	\$500
43-06	Anti-Taint	N/A	\$500
44-06	Insured Mortgage Recording - Loan	N/A	\$250
45-06	Pari Passu Mortgage - Loan Policy	N/A	15% Min. \$250
46-06	Option	15% Min. \$250	N/A
LFPDD	Limited Pre-Foreclosure Policy - Date-Down Endorsement	N/A	\$25
JR1	Endorsement to ALTA Residential Limited Coverage Junior Loan Policy - Supplemental Coverage	No Charge	\$50
JR2	Endorsement to ALTA Residential Limited Coverage Junior Loan Policy - Future Advance, Revolving Credit/Variable Rate	No Charge	No Charge
FNTI	Description	Owner	Lender
206	FNTI Form No. 206 Deletion of Arbitration	No Charge	No Charge
207	FNTI Form No. 207 Multi-Purpose Endorsement	No Charge	No Charge
208	FNTI Form No. 208 Solar Endorsement	No Charge	No Charge
JR2	Endorsement to ALTA Residential Limited Coverage Junior Loan Policy - Future Advance, Revolving Credit/Variable Rate	No Charge	No Charge
MI213	FNTI Form No. MI213 Additional Insurance (Increased Liability) Endorsement	Basic Rate for Additional liability	Basic Rate for Additional liability
MI214	FNTI Form No. MI214 Adverse Interest Endorsement	10% Min. \$250	10% Min. \$250
MI215	FNTI Form No. MI215 Balloon Endorsement	N/A	No Charge
MI216	FNTI Form No. MI216 Commercial Restrictions Endorsement	15% of Basic Rate with a \$750 min	15% of Basic Rate with a \$750 min
MI217	FNTI Form No. MI217 Construction Loan Disbursement Endorsement	N/A	25% or less of Basic Rate (Subject to Risk)
MI218	FNTI Form No. MI218 Conversion - Homeowner's Policy Endorsement	20% of Basic Rate for outstanding liability, Applicable rate for additional liability with a \$500 min	N/A

FNTI	Description	Owner	Lender
MI219	FNTI Form No. MI219 Conversion - Owner's Policy Endorsement	15% of Basic Rate for outstanding liability, Applicable rate for additional liability with a \$500 min	N/A
MI220	FNTI Form No. MI220 Convertible Variable Rate Mortgage Endorsement	N/A	No Charge
MI221	FNTI Form No. MI221 Encroachment Endorsement	No Charge	No Charge
MI222	FNTI Form No. MI222 Encroachment, Final Judgment Endorsement	No Charge	No Charge
MI223	FNTI Form No. MI223 Extended Construction Loan Disbursement Endorsement	N/A	40% or less of Basic Rate (Subject to Risk)
MI224	FNTI Form No. MI224 Extended Owner's Coverage Endorsement	30% of Basic Rate with a \$500 min	N/A
MI225	FNTI Form No. MI225 Mortgage Modification Endorsement	N/A	15% of Basic Rate on amount owing; Basic Rate for additional increase Min. \$250
MI226	FNTI Form No. MI226 Natural Person Definition-ALTA Homeowner's Policy	No Charge	N/A
MI227	FNTI Form No. MI227 Owner's Policy Amended Endorsement	10% and Basic Rate for Additional Liability Min. \$250	N/A
MI228	FNTI Form No. MI228 Restrictions Endorsement	5% of Basic Rate with a \$250 min	5% of Basic Rate with a \$250 min
MI229	FNTI Form No. MI229 Restrictions, Final Judgment Endorsement	10% of Basic Rate with a \$500 min	10% of Basic Rate with a \$500 min
MI230	FNTI Form No. MI230 Rights Endorsement	5% of Basic Rate with a \$250 min	5% of Basic Rate with a \$250 min
MI231	FNTI Form No. MI231 Rights, Final Judgment Endorsement	10% of Basic Rate with a \$500 min	10% of Basic Rate with a \$500 min
MI232	FNTI Form No. MI232 Shared Appreciation Endorsement	N/A	10% of Basic Rate with a \$250 min
MI233	FNTI Form No. MI233 Successor Named Insured Endorsement	No Charge if issued at closing; \$150 if issued after closing	N/A
MI234	FNTI Form No. MI234 Usury Endorsement	N/A	10% of Basic Rate with a \$250 min
MI235	FNTI Form No. MI235 Additional Named Insured Endorsement	No Charge if issued at closing; \$150 if issued after closing	N/A
MI236	FNTI Form No. MI236 Allocation Among Parcels Endorsement	10% Min. \$250	10% Min. \$250
MI237	FNTI Form No. MI237 Date Down Endorsement	10% Basic Rate for Additional liability Min. \$250	10% Basic Rate for Additional liability Min. \$250
MI238	FNTI Form No. MI238 Discharge - Partial Release Endorsement	N/A	\$50
MI239	FNTI Form No. MI239 Doing Business Endorsement	N/A	No Charge
MI240	FNTI Form No. MI240 Fairway, Limited Liability Company Endorsement	15% Min. \$250	N/A

FNTI	Description	Owner	Lender
MI241	FNTI Form No. MI241 Fairway, Partnership Endorsement	15% Min. \$250	N/A
MI242	FNTI Form No. MI242 Foundation Endorsement	10% Min. \$250	10% Min. \$250
MI243	FNTI Form No. MI243 Future Policy Endorsement	N/A	15% Min. \$300
MI244	FNTI Form No. MI244 Last Dollar Endorsement	N/A	No Charge
MI245	FNTI Form No. MI245 Letter Of Credit Endorsement	N/A	No Charge