

NEVADA

TITLE INSURANCE RATES AND RULES MANUAL

For use in all Counties of Nevada
Effective April 27, 2021



TABLE OF CONTENTS

GENERAL RULES	3
A. <i>APPLICABILITY</i>	3
B. <i>COMPUTATION OF RATES</i>	3
C. <i>AMOUNT OF INSURANCE</i>	3
D. <i>FAIR VALUE</i>	3
E. <i>INCREASED LIABILITY</i>	3
F. <i>ROUNDING PREMIUMS</i>	3
G. <i>VALUING LEASEHOLDS</i>	3
H. <i>ASSUMPTION OF LIABILITY</i>	3
I. <i>MULTIPLE POLICIES OR OWNERSHIPS INSURED SIMULTANEOUSLY</i>	3
J. <i>FORMS AND DEFINITIONS</i>	4
CHAPTER 1 - OWNER'S INSURANCE.....	6
1.1. BASIC CHARGE (OWNER'S POLICIES).....	6
1.2. OWNER'S POLICIES (WITH CONCURRENT LOAN POLICY).....	6
1.3. INCREASED OWNER'S INSURANCE.....	6
1.4. INCREASED OWNER'S INSURANCE (WITH CONCURRENT LOAN POLICY).....	6
1.5. OWNER'S POLICIES FOLLOWING TRUSTEE'S SALE GUARANTEE OR LITIGATION GUARANTEE.....	7
1.6. THIRD PARTY TRANSACTION.....	7
1.7. CONCURRENTLY INSURING VENDOR AND VENDEE.....	7
1.8. COMMERCIAL OWNER'S POLICY RATE.....	7
1.9. UCC OWNER'S RATE.....	8
1.10. INTERIM BINDER (BINDER TO INSURE RESALE).....	8
CHAPTER 2 - LENDER'S INSURANCE.....	10
2.1. LOAN POLICIES.....	10
2.2. CONCURRENTLY/SIMULTANEOUSLY ISSUED LOAN & OWNER'S POLICIES.....	10
2.3. INTERIM (CONSTRUCTION) LOANS; ADDITIONAL COVERAGES AND REISSUES; AND TAKE-OUT (PERMANENT) LOAN POLICIES.....	10
2.4. REVAMPING OR REFINANCING OF INSURED DEED OF TRUST OR MORTGAGE.....	11
2.5. QUALIFIED BUNDLED RESIDENTIAL REFINANCE RATE.....	11
2.6. ADDITIONAL ADVANCES (OPEN-END MORTGAGES ONLY).....	12
2.7. ASSIGNMENT OF DEED OF TRUST/MORTGAGE.....	12
2.8. LOAN ON MORE THAN ONE PARCEL WHEN COUPLED WITH THE ISSUANCE OF AN OWNER'S POLICY ON THE PURCHASE OF ONE OR MORE PARCELS.....	13
2.9. BUNDLED RESIDENTIAL RESALE ENDORSEMENT RATE.....	13
2.10. COMMERCIAL BUNDLED ENDORSEMENT RATE.....	13
2.11. HOME EQUITY LOAN POLICY (HELOC).....	14
2.12. RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY.....	14
2.13. BUNDLED RESIDENTIAL REVERSE MORTGAGE FINANCE RATES.....	14
2.14. BUNDLED PURCHASE LOAN RATE.....	15
2.15. UCC LENDER'S RATE.....	16
2.16. BINDER TO INSURE FUTURE FINANCING.....	17
CHAPTER 3 – LEASEHOLD INSURANCE.....	18
3.1. LEASEHOLD OWNER'S AND LOAN POLICIES.....	18
3.2. SIMULTANEOUS ISSUE OF LESSOR AND LESSEE OWNER'S POLICIES.....	18
3.3. CONVERSION OF INSURED LEASEHOLD ESTATE TO A FEE ESTATE.....	18

CHAPTER 4 –BUILDER, SUBDIVISION RATES.....	19
4.1. DEVELOPER/BUILDER BULK PREMIUM RATE.....	19
4.2. PLANNED PROJECTS	21
4.3. COMMERCIAL PROPERTY DEVELOPER OR INVESTOR PREMIUM RATE	22
CHAPTER 5 - GUARANTEES	23
5.1. TRUSTEE’S SALE GUARANTEE AND JUDICIAL FORECLOSURE GUARANTEE LIMITED UPDATE OPTION	23
5.2. TRUSTEE’S SALE GUARANTEE AND JUDICIAL FORECLOSURE GUARANTEE UNLIMITED UPDATE OPTION:	23
5.3. LIMITED TRUSTEE SALE GUARANTEE	24
5.4. FANNIE MAE/FREDDIE MAC LIMITED TRUSTEE SALE GUARANTEE	24
5.5. LITIGATION GUARANTEE	25
5.6. CONDITION OF TITLE GUARANTEE.....	25
5.7. SUBDIVISION GUARANTEE	25
5.8. GUARANTEE CONVERSION	25
5.9. CREDIT TOWARDS SUBSEQUENT OWNER’S POLICY	25
CHAPTER 6 - MISCELLANEOUS/ADDITIONAL CHARGES.....	26
6.1. NON-POLICY TRANSACTION (MISCELLANEOUS).....	26
6.2. EASEMENT AND/OR RIGHTS OF WAY REPORT	26
6.3. CONDEMNATION REPORT	26
6.4. RELOCATION RATES	26
6.5. REINSURANCE FEES	26
6.6. OTHER CHARGES	26
6.7. MINERAL, OIL AND GAS.....	27
6.8. FIRST NATIONAL ASSOCIATES RATE	27
6.9. FIRST RESPONDERS AND MILITARY PERSONNEL RATE	27
6.10. TEACHERS UNION RATE	27
6.11. CHURCH AND REGISTERED NONPROFITS RATE	27
6.12. TIMESHARE RATE.....	28
6.13. SHORT TERM RATE	29
6.14. INVESTOR RATE	29
6.15. MIXED COLLATERAL TRANSACTIONS.....	30
6.16. CLOSING PROTECTION LETTER FEE	30
CHAPTER 7 - REPORTING CODES AND INSTRUCTIONS	31
7.1 REPORTING TRANSACTION CODES.....	31
7.2 COUNTY CODES	31
7.3 INTENTIONALLY DELETED	31
7.4 POLICY ISSUING LIMITS.....	31
7.5 HOW TO REMIT PREMIUMS.....	31
CHAPTER 8 – ENDORSEMENTS	32

GENERAL RULES

A. APPLICABILITY

This manual is filed by First National Title Insurance Company, "First National", with the Nevada Department of Insurance in accordance with Nevada NRS 692A.120. The rates and charges for title insurance herein are specifically for land located in Nevada and are designed for use by policy issuing agents located throughout the state. Policy issuing agents for First National may issue preliminary reports, commitments, binders, policies, endorsements, and guarantees, and collect the applicable premium on behalf of First National.

First National 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

See Basic Schedule of Rates charts as provided by First National 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.

C. AMOUNT OF INSURANCE

Premiums are based on the amount of insurance or liability written and the Basic Rate Schedule 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 First National.

E. INCREASED LIABILITY

The amount of insurance provided for in an existing policy of title insurance issued by First National 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

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)

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 First National, 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.

This calculation does not apply to policies issued under the provisions of reissues of initial loan policies, and builders, subdividers and developer's rates.

J. FORMS AND DEFINITIONS

- ALTA: American Land Title Association
- CLTA: California Land Title Association
- Company or FNTI: First National 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

American Land Title Association Forms
FNTI Form No. CPL-S-NV ALTA Closing Protection Letter - Single Transaction - Adopted 12/1/2015 Revised 12/1/2018
FNTI Form No. NVCom16 ALTA Commitment
FNTI Form No. NVSFCom17 ALTA Commitment 12-1-2017 TC 4-2-2018
FNTI Form No. NVBin16 CLTA Interim Binder
FNTI Form No. NV1000 ALTA Owner's Policy 6-17-06
FNTI Form No. NV1001 ALTA Homeowner's Policy of Title Insurance For a One-to-Four Family Residence 12-2-2013
FNTI Form No. NV2000 ALTA Loan Policy 6-17-06
FNTI Form No. NV2002 ALTA Short Form Residential Loan Policy 12-3-2012
FNTI Form No. NV2005 ALTA Residential Limited Coverage Junior Loan Policy 10-18-2012
FNTI Form No. NV2006 ALTA Short Form Residential Limited Coverage Junior Loan Policy 4-2-2013
FNTI Form No. NV2007 ALTA Expanded Coverage Residential Loan Policy - Assessments Priority 4-2-2015
FNTI Form No. NV2008 ALTA Expanded Coverage Residential Loan Policy - Current Assessments 4-2-2015
FNTI Form No. NV2009 ALTA Short Form Residential Loan Policy - Current Violations 4-2-2015
FNTI Form No. NV2010 ALTA Short Form Expanded Coverage Residential Loan Policy - Assessments Priority 4-2-2015
FNTI Form No. NV2011 ALTA Short Form Expanded Coverage Residential Loan Policy - Current Assessments 4-2-2015
FNTI Form No. NV1776 ALTA US Policy 12/3/2012

California Land Title Association Forms
FNTI Form No. NV3000 CLTA Guarantee Form No. 1 Litigation Guarantee
FNTI Form No. NV3001 CLTA Guarantee Form No. 28 Condition of Title Guarantee
FNTI Form No. NV3002 CLTA Guarantee Form No. 14 Subdivision Guarantee

First National Title Insurance Company Forms
FNTI Form No. NV4000 Trustee's Sale Guarantee
FNTI Form No. NV4002 Foreclosure Guarantee
FNTI Form No. NV4003 Limited Trustee's Sale Guarantee

K. SCHEDULE OF BASIC RATES

ZONE 1 - CLARK, LINCOLN, NYE COUNTIES

Liability Amount	Rate
Up to \$50,000	\$479.75
\$50,001 to \$100,000	Add \$4.75 per thousand
\$100,001 to \$150,000	Add \$3.69 per thousand
\$150,001 to \$200,000	Add \$3.38 per thousand
\$200,001 to \$300,000	Add \$2.93 per thousand
\$300,001 to \$1,000,000	Add \$2.32 per thousand
\$1,000,001 to \$5,000,000	\$3,010 plus \$2.20 per Thousand
\$5,000,001 to \$10,000,000	\$11,120 plus \$1.82 per Thousand
\$10,000,001 to \$20,000,000	\$20,210 plus \$1.41 per Thousand
Over \$20,000,000	\$34,350 plus \$1.16 per Thousand

ZONE 2 – ALL OTHER COUNTIES (without escrow services)

Liability Amount	Rate
Up to \$50,000	\$595.50
\$50,001 to \$200,000	Add \$3.03 per thousand
\$200,001 to \$350,000	Add \$2.53 per thousand
\$350,001 to \$1,000,000	Add \$2.02 per thousand
\$1,000,001 to \$5,000,000	Add \$1.77 per thousand
\$5,000,001 to \$10,000,000	Add \$1.52 per thousand
\$10,000,001 to \$20,000,000	Add \$1.27 per thousand

CHAPTER 1 - OWNER'S INSURANCE

The charge for owner's insurance must be based on the fair value of the estate or interest insured. Charges must be calculated using the Schedule of Basic Rates in General Rules, Sec. K.

1.1. BASIC CHARGE (OWNER'S POLICIES)

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

2. Extended Coverage Owner's Policy:
120% of the Basic Insurance Rate
Formula: Fair Value @ 140% of Basic Rate = Premium

3. Homeowner's Policy:
110% of the Basic Insurance Rate
Formula: Fair Value @ 110% of Basic Rate = Premium

1.2. OWNER'S POLICIES (With Concurrent Loan Policy)

If lender's insurance is issued concurrently with owner's insurance, the charges in Ch. 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. INCREASED OWNER'S INSURANCE

Throughout this schedule are references to increased liability. Unless defined differently in the section where the reference appears, the appropriate charge for increased liability is the difference between the charge based on the amount of insurance in the initial policy or other form of insurance coverage and the charge based on the ultimate amount of insurance issued, each computed at the appropriate rate for the type of insurance involved. The method for such calculation shall be as follows:

Determine the applicable charge for the total amount of insurance, including the increased amount of liability. Then determine the applicable charge for the prior amount of insurance. Subtract this amount from the amount shown for the total amount of insurance to be issued to determine the fee for the increased liability, e.g.: (Numbers used below are for example only; refer to Schedule of Basic Rates in General Rules Sec. K for actual charges)

Total liability \$100,000	\$572
Prior Insurance \$50,000	\$402
Charge for \$50,000 of liability	\$170

1.4. INCREASED OWNER'S INSURANCE (With Concurrent Loan Policy)

The insured under an owner's policy issued by the Company may, at any time prior to obtaining knowledge of an adverse claim to the land by affidavit, subject to the issuance of a Commitment bringing the effective date of the policy forward, and upon surrender of the existing policy for cancellation, an Affidavit to that effect, or by Underwriter approval, have the effective date of the policy brought current and the amount of insurance increased to the current fair value concurrently with the issuance of lender's insurance covering the same land. The amount of insurance in the new owner's policy must be at least equal to or greater than the amount of the new loan and any other loan to which the land will remain subject.

The charges for the owner's insurance shall be the applicable rate set forth in Ch. 1.1.

The charges for the lender's insurance shall be the applicable rate set forth in Ch. 2.

1.5. OWNER’S POLICIES FOLLOWING TRUSTEE’S SALE GUARANTEE OR LITIGATION GUARANTEE

If the lender/seller has purchased a FNTI Guarantee, and then requests an owner’s title insurance policy within one year of the date of its title acquisition, the lender/seller shall receive a credit towards the applicable premium for the owner’s title insurance policy in an amount equal to 40% of the premium paid for the Guarantee, excluding premiums paid for any endorsements. The owner’s title insurance policy may be issued to either the lender/seller or the grantee from the lender/seller. This rate is not applicable to Guarantees issued by any other underwriter.

The premium to be charged for the owner’s title insurance policy shall be the applicable premium for the policy type and amount of coverage requested, as contained in Ch. 1.1 of this Manual, minus the credit specified in the preceding paragraph, but not less than the applicable minimum premium for the policy type..

1.6. THIRD PARTY TRANSACTION

Where an applicant is taking title to the property with the intent of conveying it to a third party, the first title policy will be issued and reported using code 1.6.1-3. When the second policy is issued to the ultimate purchaser, within two (2) years of the first acquisition, the policy will be reported using code 1.6.4, with the applicable discount. This provision is available to licensed real estate brokers or agents, licensed contractors, investors and to employers under employee transfer programs.

1. Standard Coverage Owner’s Policy:

125% of the Basic Insurance Rate payable upon the first acquisition.

2. Extended Coverage Owner’s Policy:

165% of the Basic Insurance Rate payable upon the first acquisition.

3. Homeowner’s Policy:

135% of the Basic Insurance Rate payable upon the first acquisition.

4. Upon consummation of the sale to the ultimate purchaser, the increased liability charge shall be made at the applicable per unit rate for the increased liability amount of insurance and reported accordingly using this rate code 1.6.4. (Minimum charge \$100)

1.7. CONCURRENTLY INSURING VENDOR AND VENDEE

When issuing owner’s policies insuring a vendor (seller) and vendee (buyer) under the same Agreement of Sale are issued simultaneously, the total charge for both policies is 130% of the Basic Insurance Rate based on the amount of the larger policy, plus \$50 for the additional policy.

1.8. COMMERCIAL OWNER’S POLICY RATE

When insuring owner’s policies within commercial transactions the below rates should be charged based on the total liability.

LIABILITY AMOUNT	OWNER’S POLICY RATE
Up to \$2,000,000	70% of the Applicable Owner’s Rate
\$2,000,001 - \$5,000,000	65% of the Applicable Owner’s Rate
\$5,000,001 - \$10,000,000	60% of the Applicable Owner’s Rate
\$10,000,001 - \$25,000,000	55% of the Basic Insurance Rate
\$25,000,001 - \$50,000,000	50% of the Basic Insurance Rate
\$50,000,001 - \$75,000,000	45% of the Basic Insurance Rate
\$75,000,001 - \$100,000,000	40% of the Basic Insurance Rate

1.9. UCC OWNER'S RATE

UCC Owner's Policy for Certificated Securities Under Article 8 of the Uniform Commercial Code and as Partnership or Membership Interests Under Article 9 of the Uniform Commercial Code (Owners Policy).

This policy insures the state of the purchaser's title when the purchaser is acquiring either a security or membership interest in an entity not represented by a security. The Policy is designed to cover transactions in which the owner has dealt directly with the seller of the security or membership interest. This Policy should only be issued after an appropriate UCC search has been performed and the Company's UCC-9 Department has reviewed and approved the transactional documents.

1. Basic Owner's UCC Rate

Liability Amount	Rate
\$0 up to \$100,000	\$175 minimum
\$100,001 to \$200,000	Add \$1.70 per thousand
\$200,001 to \$300,000	Add \$1.55 per thousand
\$300,001 to \$500,000	Add \$1.25 per thousand
\$500,001 to \$1,000,000	Add \$1.10 per thousand
\$1,000,001 to \$3,000,000	Add \$0.85 per thousand
\$3,000,001 to \$5,000,000	Add \$0.75 per thousand
\$5,000,001 to \$10,000,000	Add \$0.60 per thousand
\$10,000,001 to \$20,000,000	Add \$0.55 per thousand

Note: All rates assume a single site, single seller/buyer transaction and may include one UCC pre-filing search at the Office of the Secretary of State, as well as pre-searching filing copies up to 10 pages. The above rates also include the preparation and filing of one required UCC Financing Statement and such services as the company may provide in order to track the expiration and termination dates of the UCC Financing Statement(s) insured under the UCC Insurance Policy for which the rate is paid. No short-term rate applies.

2. Mixed Collateral Transactions

For any transaction where both real property and personal property are involved in the transaction to be insured, and a separate title insurance policy is being issued by the company, for the real property and the personal property, the premium for the policy insuring a security interest in the personal property may be reduced by up to 10% for an amount of insurance of up to \$5 million; by up to 15% for an amount or insurance from \$5,000,001 to \$10,000,000; and by up to 25% for an amount of insurance in excess of \$10,000,000.

3. Portfolio Pricing

For transactions involving multiple sales of similar characteristics with regard to either seller, buyer or type of ownership; for which there is a standardization of documents, the rate may be calculated on the "aggregated" amount of the loans.

4. Simultaneous Issue

If concurrently with the issuance of an Owner's Policy, a UCC-9 Policy of Insurance for Lenders (also called an UCC Policy of Title Insurance) is being issued, or the reverse being true, the additional respective Policy of Insurance will be issued at 30% of the basic rate.

1.10. INTERIM BINDER (BINDER TO INSURE RESALE)

1. Preliminary to the issuance of an Owner's Policy, a binder to insure a resale within thirty-six (36) months of the date of closing may be issued for a rate of 10% of the applicable charge under Ch. 1.1, for the type of coverage requested, based upon the liability amount. This charge is in addition to the applicable charge for an Owner's Policy. This charge for the binder, together with the applicable charge for an Owner's Policy, must be collected by the Company at the time of issuance of the binder.

(continued on next page)

2. Prior to its expiration, a binder may be extended for successive twelve (12) month periods for an additional charge, per twelve (12) month period extension, of 10% of the applicable charge under Ch. 1.1, for the type of coverage requested, based upon the liability amount.
3. Provided an Owner's Policy is issued prior to the expiration of a binder insuring the nominee of the vestee named in the binder, there shall be no charge for liability amounts up to the amount stated in the binder for the same form of coverage.
4. Where the binder contemplated the issuance of a Standard Coverage policy, but the policy issued is Extended Coverage, an additional 25% of the applicable charge under Ch. 1.1 shall be made based upon the policy liability amount.
5. Where the binder contemplated the issuance of a Standard Coverage policy, but the policy issued is an ALTA Homeowner's Policy, an additional 10% of the applicable charge under Ch. 1.1 shall be made based upon the policy liability amount.
6. The binder may be reissued to reflect an interim transfer of title prior to the ultimate resale for another 25% of the applicable charge under Ch. 1.1 through 1.4, for the type of coverage requested, based upon the binder amount.
7. Insurance in excess of the original binder shall be priced at the applicable charge set forth in Ch. 1.1 through 1.4, for the type of coverage requested, based upon the liability amount. The charge for increased liability shall be the difference between: (1) the scheduled basic rate charge for the amount of the binder in effect at the time of the request and (2) the scheduled basic rate charge for the ultimate amount of the policy issued.
8. Premiums are charged for any endorsements as contained in Ch. 8 of this Manual. The same endorsements issued for the initial FNTI policy may be issued with the resale policy at no additional premium. Premiums for new endorsements shall be charged pursuant to Ch. 8 of this Manual.

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.

For lender's insurance regarding leasehold estates or interests, refer to Ch. 3.

Charges must be calculated using the appropriate Schedule of Basic Rates in General Rules, Sec. K.

2.1. LOAN POLICIES

For single issue loan policies, the following rates apply:

- 1. Standard Coverage Loan Policy:**
100% of the Basic Insurance Rate (Including Short Form)
Formula: Fair Value @ 100% of Basic Rate = Premium
- 2. Extended Coverage Loan Policy:**
120% of the Basic Insurance Rate (Including Short Form)
Formula: Fair Value @ 140% of Basic Rate = Premium
- 3. Expanded Coverage Loan Policy:**
140% of the Basic Insurance Rate (Including Short Form)
Formula: Fair Value @ 140% of Basic Rate = Premium

2.2. CONCURRENTLY/SIMULTANEOUSLY ISSUED LOAN & OWNER'S POLICIES

One or more loan policies may be issued 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:**
60% of the Basic Insurance Rate (Including Short Form)
Formula: Fair Value @ 60% of Basic Rate = Premium
- 2. Extended Coverage Loan Policy:**
70% of the Basic Insurance Rate (Including Short Form)
Formula: Fair Value @ 70% of Basic Rate = Premium
- 3. Expanded Coverage Loan Policy:**
80% of the Basic Insurance Rate (Including Short Form)
Formula: Fair Value @ 80% of Basic Rate = Premium

2.3. INTERIM (CONSTRUCTION) LOANS; ADDITIONAL COVERAGES AND REISSUES; AND TAKE-OUT (PERMANENT) LOAN POLICIES

The following charges are applicable to interim (construction), additional coverages and reissues and take-out (permanent) loans on residential or commercial properties.

- 1. Interim (Construction) Loans:**
 - A. Standard Coverage Loan Policy:**
60% of the applicable rate in Ch. 2.1 or 2.2 for the amount and type of coverage requested.
 - B. Extended Coverage Loan Policy:**
70% of the applicable rate in Ch. 2.1 or 2.2 for the amount and type of coverage requested.

2. Take-Out (Permanent) Loans:

When a Loan Policy is issued in accordance with above in conjunction with a Construction Loan and, pursuant to provisions in the original loan agreement, the lender is converting the Construction Loan to a permanent loan without recording a new deed of trust or any other documentation evidencing the conversion, a Standard Coverage or an Extended Coverage Loan Policy may be issued for 40% of the Basic Rate charged for the initial policy up to the initial policy amount, plus additional premium at 70% of the Basic Rate specified in the Schedule of Basic Rates in General Rules, Sec. K. of this Manual on an Increased Liability Basis for any amount of insurance higher than provided in the initial policy. The premiums for any endorsements shall be charged pursuant to Ch. 8.

2.4. REVAMPING OR REFINANCING OF INSURED DEED OF TRUST OR MORTGAGE

These rates apply to Loan Policies on Residential properties where the loan proceeds are being used for any purpose other than financing of the acquisition of the property in a concurrent sales transaction. These rates may not be used for a construction loan. The premium to be charged for a Standard Coverage ALTA Loan Policy (with the Regional Schedule B Exceptions) shall be 50% of the Basic Rate. No additional discounts may be used with this rate.

1. Standard Coverage Loan Policy

The charge for Refinance Standard Coverage Loan Policies is 50% of the Basic Rate.

2. Extended Coverage Loan Policy

The charge for Refinance Extended Coverage Loan Policies is 55% of the Basic Rate.

3. Expanded Coverage Loan

The charge for Refinance Expanded Coverage Loan Policies is 65% of the Basic Rate.

4. Bundled Residential Refinance Rate

The following rates apply for policies in connection with residential refinances, including the following endorsements, if applicable at no additional charge: 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:

Liability Amount	Premium	Liability Amount	Premium
\$0 - \$100,000	\$550	\$500,001 - \$600,000	\$1,050
\$100,001 - \$200,000	\$650	\$600,001 - \$700,000	\$1,150
\$200,001 - \$300,000	\$750	\$700,001 - \$800,000	\$1,250
\$300,001 - \$400,000	\$850	\$800,001 - \$900,000	\$1,350
\$400,001 - \$500,000	\$950	\$900,001 - \$1,000,000	\$1,450

Note A: Over \$1,000,000 up to and including \$2,250,000 the rate is calculated at 50% of the Basic Rate.

Note B: This rate is not available over \$2,250,000.

2.5. QUALIFIED BUNDLED RESIDENTIAL REFINANCE RATE

1. The following rates apply for policies in connection with 1st concurrently on residential refinances, single family residences of one to four units and residential condominium units up to \$5,000,000, either with an ALTA Loan Policy or an ALTA Short Form Residential Loan Policy. The following conditions must apply:

- a) The property being refinanced is improved Residential Property (but excluding cooperatives, leaseholds, mobile/manufactured homes or Native American Lands);
- b) The property is not newly constructed;
- c) Not applicable on construction loans or loan policies issued concurrently with owner’s policies
- d) Not applicable on commercial properties
- e) The mortgage to be insured must be a first priority lien inferior only to real estate/ad valorem taxes and assessments

(continued on next page)

- f) Electronic and paperless order opening and electronic and paperless delivery of the preliminary report, commitment, final product or policy must be utilized between originating lender and issuing agent
- g) The agent has been authorized by the Company.

To simplify price quotes for lenders, the Bundled Purchase Loan Rate includes, without additional charge, any of the customary endorsements to the Loan Policy as may be requested by the Lender and appropriate for the transaction and issuance on the insured property and may be subject to Company approval.

Liability Amount	Premium
\$1- \$250,000	\$360
\$250,001 - \$500,000	\$540
\$500,001 - \$750,000	\$660
\$750,001 - \$1,000,000	\$800
\$1,000,001 - \$1,250,000	\$925
\$1,250,001 - \$1,500,000	\$1,000
\$1,500,001 - \$2,000,000	\$1,075

Note: No additional discounts are applicable with this rate.

2. Qualified Commercial Refinance Rate

The following rates apply for policies in connection with commercial refinances. The qualifications for this rate are the following:

- a) the new loan refinances an existing deed of trust previously insured by a title underwriter's policy;
 - b) the new deed of trust insures the same property, and
1. ALTA Standard Loan Policy: the premium shall be 50% of the Basic Rate of Insurance.
 2. ALTA Extended Loan Policy: the premium shall be 60% of the Extended Loan Rate.

Note: For Endorsements, you may use the Commercial Bundle Rate Endorsement in Ch. 2.10.

2.6. ADDITIONAL ADVANCES (Open-End Mortgages only)

Additional advances evidenced by an additional note under the same deed of trust or mortgage, if insured by the company, may be insured by an endorsement to the original policy. If not insured by the Company, may be insured by the issuance of a new policy as shown in 2.1.

2.7. ASSIGNMENT OF DEED OF TRUST/MORTGAGE

The charge for an assignment, either by endorsement or new policy, based upon the unpaid balance of the loan or upon the collateral amount, shall be:

1. 30% of the basic rate, if the original and new coverage are both standard. Minimum \$200.
2. 40% of the basic rate, if the original and the new coverage are both extended. Minimum \$200.
3. 50% of the basic rate, if the original coverage was standard and the new coverage is extended. Minimum \$200

2.8. LOAN ON MORE THAN ONE PARCEL WHEN COUPLED WITH THE ISSUANCE OF AN OWNER'S POLICY ON THE PURCHASE OF ONE OR MORE PARCELS

1. Simultaneous Acquisition of Multiple Properties from Multiple Sellers

When an owner's title insurance policy is issued to an insured who is acquiring different properties from different sellers, even though the transactions close simultaneously and are insured on one owner's title insurance policy, the total premium for such policy shall be determined by adding the applicable premium for each transaction as if separate owner's policies were to be issued. This rule does not apply when the insured is acquiring various undivided interests in the same property from multiple sellers.

2. Simultaneous Acquisition of Identical Property from Multiple Sellers

When an owner's title insurance policy is issued to an insured who is acquiring several fractional interests in the same property from various sellers, and the transactions close simultaneously and are insured on one owner's title insurance policy, the premium for such policy shall be determined by calculating the sum of the fair market values of all the interests being acquired.

3. Simultaneous Acquisition of Multiple Properties from Single Seller

When an owner's title insurance policy is issued to an insured who is acquiring various properties from the same seller and the transactions close simultaneously and are insured on one owner's title insurance policy, the premium for such policy shall be determined by calculating the sum of the fair market values of all the properties being acquired.

2.9. BUNDLED RESIDENTIAL RESALE ENDORSEMENT RATE

When offering endorsements on resale transactions, you may offer up to **five (5)** customary endorsements at a basic charge of **\$150**. This includes fixed fee endorsements only and does not apply for endorsements calculated on a percentage of the premium. Report using Rate Code 2.12 for each endorsement with the charge on the first coded endorsement. All others will show a \$0.00 charge. For each additional fixed fee endorsement issued after the original bundled five, the charge will be the filed rate and are to be reported using Rate Code 2.12.1.

2.10. COMMERCIAL BUNDLED ENDORSEMENT RATE

When offering endorsements on Commercial transactions, **six (6)** or more endorsements may be issued at a charge of **\$500**. All filed endorsements apply except for endorsements calculated on a percentage of the premium.

2.11. HOME EQUITY LOAN POLICY (HELOC)

The Abbreviated Lender’s Policy (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. For home equity loan transactions up to \$250,000 the rate shall be \$45.00.
- 2. For home equity loan transactions from \$250,000 up to \$500,000 the rate shall be \$75.00.

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

2.12. RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY

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 \$300,000.

Liability Amount	Rate
Up to \$100,000	\$110*
\$100,001 to \$130,000	\$160
\$130,001 to \$160,000	\$190
\$160,001 to \$200,000	\$220
\$200,001 to \$300,000	\$275
*Minimum premium	

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

2.13. BUNDLED RESIDENTIAL REVERSE MORTGAGE FINANCE RATES

A reverse Annuity Mortgage as used herein is a mortgage that allows a person who is at least 62 years old to draw on the equity in their home by allowing the borrower to receive regular monthly installments or as a line of credit with their home acting as the collateral for the loan. This rate applies to loans which are insured by FHA, GNMA, FNMA, or other similar governmental agencies and institutional lenders provided the following conditions are met:

- 1. The land referred to in the policy is located within a platted subdivision;
- 2. The current owners of the land received an owners insurance title policy when they acquired the land; and

(continued on next page)

- 3. The current owners have at least 80% equity in the property as established by the lenders and they have owned the property for more than 10 years.

The premium is calculated at 70% of the applicable Basic Insurance Rate.

2.14. BUNDLED PURCHASE LOAN RATE

1. When an owner’s policy (including one insuring a leasehold interest) and one or more loan policies are issued simultaneously, the owner’s policy will be charged at the applicable rate for the type of owner’s policy being issued as set forth in Chapter 1.
2. A Standard Coverage or Extended Coverage Loan Policy will be issued to the Lender, without regard to Zone, for the amounts computed below based on the aggregate of the amounts loaned, up to the policy limit of the issued owner’s policy:

Insured Amount	Premium
Up to \$100,000	\$350.00
\$100,001 to \$300,000	\$400.00
\$300,001 to \$500,000	\$500.00
\$500,001 to \$1,000,000	\$550.00
\$1,000,001 to \$1,500,000	\$800.00
\$1,500,001 to \$2,000,000	\$1,100.00
\$2,000,001 to \$2,500,000	\$1,400.00
Over \$2,500,000	Add \$1.40 per \$1,000.00 or fraction thereof

To simplify price quotes for lenders, the Bundled Purchase Loan Rate includes, without additional charge, any of the customary endorsements to the Loan Policy as may be requested by the Lender and appropriate for the transaction and issuance on the insured property and may be subject to Company approval.

If the owner’s policy is issued with the contemplation of issuing a loan policy and the loan policy is issued within 90 days of the issuance of the owner’s policy, the loan policy will be considered a simultaneous issue

3. Loan Amounts in Excess of Owner’s Policy

Where the aggregate amount of the insured loans exceeds the policy limits of the imultaneously issued owner’s policy (the difference being the “excess loan proceeds”), either:

- When the excess loan proceeds are to be used for improvements to the insured property, the purchaser may elect to increase the limits of the owner’s policy (with pending improvements language) and pay any increased premium for the owner’s policy; or
- The premium applicable to the excess loan proceeds will be computed at the rates set forth in Ch. 2.1 and added to the Bundled Simultaneous Purchase Loan Rate.

2.15. UCC LENDER'S RATE

This policy provides coverage to lender's insuring that a security interest created pursuant to Article 9 of the Uniform Commercial Code has attached, is perfected and has priority over other competing interests. This policy should only be issued after an appropriate UCC search has been performed and the Company's UCC-9 Department has reviewed and approved the transactional documents.

1. Basic Lender's UCC Rate

Liability Amount	Rate
Up to \$100,000	\$175
\$100,001 to \$200,000	Add \$1.70 per thousand
\$200,001 to \$300,000	Add \$1.55 per thousand
\$300,001 to \$500,000	Add \$1.25 per thousand
\$500,001 to \$1,000,000	Add \$1.10 per thousand
\$1,000,001 to \$3,000,000	Add \$0.85 per thousand
\$3,000,001 to \$5,000,000	Add \$0.75 per thousand
\$5,000,001 to \$10,000,000	Add \$0.60 per thousand
\$10,000,001 to \$20,000,000	Add \$0.55 per thousand

NOTE: All rates assume a single site, single debtor/obligor transaction and may include one UCC pre-filing search at the Office of the Secretary of State, as well as pre-search filing copies up to 10 pages. The above rates also include the preparation and filing of one required UCC Financing Statement and such services as the Company may provide in order to track the expiration and termination dates of UCC Financing Statement(s) insured under the UCC Insurance Policy for which the rate is paid. No short-term rate applies.

2. Mixed Collateral Transactions

For any transaction where both real property and personal property secure the same indebtedness and a separate title insurance policy is being issued by the company for the real property and the personal property, the premium for the policy insuring a security interest in the personal property may be reduced by up to 10% for an amount of insurance of up to \$5 million; and by up to 15% for an amount of insurance from \$5,000,001 to \$10,000,000; and by up to 25% for an amount of insurance in excess of \$10,000,000.

3. Portfolio Pricing

For transactions involving multiple loans of similar characteristics with regard to either lender, loan type, loan amount, or collateral; for which there is a standardization of loan documents including loan agreement and security agreement; the rate may be calculated on the "aggregated" amount of the loans.

4. UCC Endorsements

Fees for endorsements to the UCC Policy or Policies may be charged as follows:

- A. Mezzanine Endorsement: 10% of the UCC Policy Premium
- B. Tie-In Endorsement 10% of the UCC Policy Premium

2.16. BINDER TO INSURE FUTURE FINANCING

Where an owner, insured by the Company, intends to mortgage property within twelve (12) months of the property acquisition date, and a Loan Policy of any type is not being issued concurrently with the Owner's Policy, a Binder to Insure Future Financing may be issued if paid for at time of acquisition for the following charge:

1. Where an Owner's Policy of any type is issued at the time of acquisition, the charge for the binder shall be shall be 10% of the Basic Rate for the type of policy requested, as provided in Ch.1 of this Manual, based upon the contemplated loan amount.
2. Prior to its expiration, a Binder to Insure Future Financing may be extended for successive twelve (12) month periods for an additional charge per twelve (12) month period extension of 10% of the Basic Rate, for the type of coverage requested, based upon the liability amount.
3. Provided a Loan Policy is issued prior to the expiration of a Binder to Insure Future Financing insuring the new lender of the vestee named in the binder, there shall be no charge for liability amounts up to the amount stated in the binder. Insurance in excess of the binder amount shall be priced on an increased liability basis. The charge for increased liability shall be the difference between: (1) the scheduled charge based upon the amount of insurance in effect at the time of the request for the binder and (2) the scheduled charge based upon the amount of insurance to be provided by the policy to be issued at the appropriate charge for the type of coverage requested.

CHAPTER 3 – LEASEHOLD INSURANCE

Leasehold estates are insured using the applicable owner's policy and loan policy jackets and schedules. The appropriate ALTA form endorsement (13 or 13.1) is added to the policy at no additional premium in order to modify the coverage afforded to a leasehold interest.

3.1. LEASEHOLD OWNER'S AND LOAN POLICIES

Policy premiums for title insurance policies insuring leasehold estates and leasehold loans are calculated at the same premium rates by policy type as are fee estates (See Ch. 2 of this Manual.) Determine the fair market value of the leasehold estate according to General Rules D. of this Manual and then apply the applicable premium rate for the policy type, as contained in Ch. 2 of this Manual, in order to arrive at the premium for the policy type to be issued.

The following policy types are available under this rule: ALTA Owner's Policy, ALTA Owner's Extended Coverage Policy, ALTA Loan Policy, and ALTA Extended Coverage Loan Policy.

The premiums for additional endorsements shall be charged pursuant to Ch.8 of this Manual.

3.2. SIMULTANEOUS ISSUE OF LESSOR AND LESSEE OWNER'S POLICIES

This rate applies when owner's policies are issued concurrent/simultaneously to both the lessor and lessee under the same lease. The lessee's leasehold policy amount will be based upon the fair market value of the leasehold. The lessor's owner's policy amount will be based upon the fair market value of the property and or the Lessor's interest in it, if not the full fee estate.

1. The premium to be charged for two ALTA Owner's Policies (one with the ALTA 13 endorsement at no additional premium) shall be 140% of the Basic Rate Premium, as contained in Schedule of Basic Rates in General Rules, Sec. K of this Manual, plus a \$100 premium for the second policy.
2. The premium to be charged for two ALTA Owner's Extended Coverage Policies (one with the ALTA 13 endorsement at no additional premium) shall be 170% of the Basic Rate Premium, as contained in Schedule of Basic Rates in General Rules, Sec. K of this Manual, plus a \$100 premium for the second policy.

The premiums for additional endorsements shall be charged pursuant to Ch.8 of this Manual.

3.3. CONVERSION OF INSURED LEASEHOLD ESTATE TO A FEE ESTATE

When the owner of a leasehold estate insured by FNTI acquires the fee estate previously encumbered by the lease, a new Owner's Policy may be issued to the same insured covering the fee estate on the subject property.

The premium shall be 25% of the premium chargeable under this Manual for the leasehold owner's policy previously issued to the lessee (based on coverage amount and policy type) PLUS additional premium based on policy type requested for the coverage amount in excess of the existing owner's policy, as provided in Ch. 1 of this Manual, but not less than the applicable minimum premium for the policy type for the Zone where the property is located. This rate does not include or apply to the premiums for fixed dollar amount premium endorsements issued to such policies.

The same endorsements issued for the leasehold policy may be issued with the new policy at no additional premium. The premiums for additional endorsements shall be charged pursuant to Ch.8 of this Manual.

If concurrent simultaneous issue of a loan policy is requested with the issuance of the owner's policy, the premium for the loan policy shall be calculated as provided for under Ch 2.2 of this Manual for concurrent simultaneous issue of loan policies for the type of policy requested.

CHAPTER 4 –BUILDER, SUBDIVISION RATES

4.1. DEVELOPER/BUILDER BULK PREMIUM RATE

1. This rate applies when a builder, developer, contractor, or subdivider (hereafter referred to as the “Builder”) sells Residential Property units or lots or Commercial Property units or lots and customarily pays all or any portion of the premium for standard coverage owner’s policies issued in favor of the purchasers. This rate does not include or apply to the premiums for fixed dollar amount premium endorsements. The initial purchaser from the builder is eligible for this rate only on the standard coverage owner’s policy, in the event the purchaser is obligated to pay all or any portion of the premiums therefor, except that if the initial purchaser elects to upgrade the owner’s policy type to an ALTA Homeowner’s Policy, the initial purchaser shall pay an additional policy upgrade premium in an amount equal to 10% of the Basic Rate Premium, as contained in Schedule of Basic Rates in General Rules, Sec. K of this Manual based on the policy amount. Premium charges for fixed dollar amount premium endorsements shall be calculated as specified in Ch. 8 of this Manual.
2. This rate is applicable to title insurance policies issued that cover a specific project on land within a single subdivision, tract or governmental section which has been divided or is to be divided into two or more separate lots, building sites or units of occupancy, all of which are being developed for sale or lease as separate individual units. The rate is based upon the full value of each separate sale by the developer of either improved or unimproved property which qualifies for the rate.
3. This rate is applicable to any additional lots acquired by a Builder in an established subdivision or who reacquires property once sold within a single subdivision on which the builder originally or now holds a subdivision contract and to the resale by the Builder of such lots.

Aggregate Liability Amount	Rate
Up to \$10,000,000	\$1.00 per thousand
Over \$10,000,001	\$0.90 per thousand

Note: The maximum charge for any endorsement issued pursuant to this table shall not exceed the maximum amount specified in Ch. 8 for such endorsement (if any).

4. The Builder Bulk Rate Basic Premium is eligible for reduction based upon the total number of lots or units being developed by the Builder, or the total number of lots or units being sold per year, whichever is greater. The reduced Builder Bulk Rate Basic Premium is applicable only if FNTI is the underwriter of all the owner’s policies issued on such lots or units used to qualify for this rate reduction. The premium reduction is the specified percentage in the following table. The specified percentage is then applied to the applicable premium as contained in Ch 5.3, based on policy type and policy amount. Any endorsements thereto which are rated as a percentage of the Basic Rate Premium are eligible for reduced premium by applying the specified reduction percentage to the premium specified for such endorsement in Ch. 8.

Number of Lots/Units Sold Per Year	Builder Bulk Rate Reduction Percentage Applied to Applicable Owner’s Policy & Non-Fixed Rate Endorsements Thereto
2 to 20	65%
21 to 49	60%
50 to 100	55%
101 or more	Negotiable

5. The Builder Bulk Basic Rate premium is listed in the following table, and is determined by the amount of insurance. Coverage amounts should be rounded up to the next higher \$1,000. Calculated premiums should be rounded up to the next whole dollar amount. Premiums are calculated by summing the amounts determined from each applicable dollar tier. For example, an ALTA Owner's Policy in the amount of \$400,000 would be rated at (\$100 + \$329 + \$500 + \$200 = \$1,129). The minimum total premium for any type of owner's policy issued pursuant to the Builder Bulk Rate is \$100.

Liability Amount	Builder Bulk Basic Rate per \$1,000 of Coverage	ALTA Owner's Policy Builder Bulk Rate Premium (100%) Rate per \$1,000 of Coverage
Up to \$6,000	\$100 (Minimum)	\$100 (Minimum)
\$6,001 to \$100,000 <i>add</i>	\$3.50	\$3.50
\$100,001 to \$300,000, <i>add</i>	\$2.50	\$2.50
\$300,001 to \$1,000,000, <i>add</i>	\$2.00	\$2.00
\$1,000,001 to \$5,000,000, <i>add</i>	\$1.75	\$1.75
\$5,000,001 to \$10,000,000, <i>add</i>	\$1.50	\$1.50
\$10,000,001 to \$50,000,000, <i>add</i>	\$1.20	\$1.20

Note: Subject to \$100 Minimum Premium

6. Loan policies of any type issued concurrently/simultaneously with owner's policies issued pursuant to Ch. 2.2 of this Manual are eligible for a concurrent/simultaneous issue rate computed at 35% of the Basic Rate Premium listed in Schedule of Basic Rates in General Rules, Sec. K of this Manual based upon the amount of the each loan policy being issued. Multiple loan policies can be issued at this concurrent/simultaneous issue rate.

In connection with the development of a project for which a Builder is eligible for the Bulk Premium Rate, a Builder may have occasion to obtain an off-site construction loan. The Builder's off-site construction loan is eligible for title insurance at reduced premium rates, based upon the amount of each loan for the following coverage types. Coverage amounts should be rounded up to the next higher \$1,000. Calculated premiums should be rounded up to the next whole dollar amount. Premiums are calculated by summing the amounts determined from each applicable dollar tier. Premium charges for fixed dollar amount premium endorsements to the loan policies and fixed dollar amount premium endorsements thereto shall be calculated as specified in Ch. 8 of this Manual.

Liability Amount	Builder Off-Site Construction Loan Basic Rate per \$1,000 of Liability	ALTA Loan Policy (80% Basic Rate Premium) Rate per \$1,000 of Liability	ALTA Extended Coverage Loan Policy (100% Basic Rate Premium) Rate per \$1,000 of Liability
\$1,000 to \$100,000*	\$3.50	\$2.80	\$3.50
\$100,001 to \$300,000, <i>add</i>	\$2.50	\$2.00	\$2.50
\$300,001 to \$1,000,000, <i>add</i>	\$2.00	\$1.60	\$2.00
\$1,000,001 to \$5,000,000, <i>add</i>	\$1.75	\$1.40	\$1.75
\$5,000,001 to \$10,000,000, <i>add</i>	\$1.50	\$1.20	\$1.50
\$10,000,001 to \$50,000,000, <i>add</i>	\$1.20	\$0.96	\$1.20

*Subject to \$150 Minimum Premium

4.2. PLANNED PROJECTS

Planned Projects rates are for commercial, industrial or apartment developments which involve the issuance of one or more owner's, lessee's and/or loan policies with an aggregate liability of at least \$5,000,000.

For purposes of applying the aggregate rate steps provided for herein, liabilities may be aggregated separately for policies issued under this rate. Only transactions insured by FNTI shall be considered in calculating or applying aggregates.

1. Owner's/Lessee's Policy (original issue or increased liability):

Aggregate Liability Amount	Standard Rate	Extended Rate
Up to \$10,000,000	\$0.95 per thousand	\$1.15 per thousand
\$10,000,001 to \$25,000,000	\$0.90 per thousand	\$1.10 per thousand
\$25,000,001 to \$50,000,000	\$0.85 per thousand	\$1.05 per thousand

2. Loan Policy (including Construction Loan):

Aggregate Liability Amount	Standard Rate	Extended Rate
Up to \$10,000,000	\$0.76 per thousand	\$0.95 per thousand
\$10,000,001 to \$25,000,000	\$0.71 per thousand	\$0.90 per thousand
\$25,000,001 to \$50,000,000	\$0.68 per thousand	\$0.88 per thousand

3. Concurrent/Simultaneous Loan Policy and Owner's Policies (including Construction Loan)

There is no additional charge for policies in an amount up to the liability of the Concurrent Owner's/Lessee's Policy. The rate for excess of Loan Policy over the Owner's/Lessee's Policy shall be:

Aggregate Liability Amount	Standard Rate	Extended Rate
Up to \$10,000,000	\$0.76 per thousand	\$0.95 per thousand
\$10,000,001 to \$25,000,000	\$0.71 per thousand	\$0.90 per thousand
\$25,000,001 to \$50,000,000	\$0.68 per thousand	\$0.88 per thousand

4. In addition to the premium specified for loan policies above in sections 2 and 3, the charge for each concurrent loan policy, including the first one, is \$75 each.

5. Binder

When a binder is required by a lender, owner or lessee, a separate additional premium to that provided in Sections 1 or 3 above, shall be charged according to the liability amount showed thereon.

Aggregate Liability Amount	Rate
Up to \$10,000,000	\$0.10 per thousand
\$10,000,001 and up	\$0.05 per thousand

6. Endorsements

The charge for each endorsement issued in connection with Planned Projects policies depends upon whether the premium set forth in Ch.8 is a stated dollar amount or not. If the charge for an endorsement is a stated dollar amount, use the amount stated in Ch. 8. If the charge listed is a percentage of the liability amount, then the following charges apply:

Aggregate Liability Amount	Rate
Up to \$10,000,000	\$1.00 per thousand
\$10,000,001 and up	\$0.90 per thousand

Note: The aggregate maximum premium charge for all endorsements issued concurrently with a policy shall be 20% of the premium rate for the policy to which the endorsements are attached. (continued on next page)

the event the endorsement(s) to be issued concurrently are being attached to a Loan Policy for which there is no additional premium, the aggregate maximum premium charge for the endorsement(s) shall be 20% of the premium for the concurrently issued Owner's Policy. When an endorsement is issued on both the Owner's Policy and Loan Policy, the total premium charge for the endorsement will be the premium charge for the endorsement as issued on the Owner's Policy.

4.3. COMMERCIAL PROPERTY DEVELOPER OR INVESTOR PREMIUM RATE

a. This rate is available to a person or entity (Investor) who in the ordinary course of their business invests money in real estate so that the real estate may produce a revenue, income or profit from its employment. To qualify for this rate the Investor must own or acquire more than one property in the state of Nevada within any continuous 12-month period. The Investor must furnish proof of qualification for this rate and must request this rate. This rate is only applicable to those premiums that are being paid for by the Investor, and extends to both owners' and loan policies. This rate does **not** include or apply to the premiums for fixed dollar amount premium endorsements issued to such policies. Premium charges for fixed dollar amount premium endorsements shall be calculated as otherwise specified in Ch. 8 of this Manual. No additional discounts may be applied to this rate.

b. The premium to the Investor is 70% of the applicable premium that would otherwise be charged for such policies and eligible endorsements based on policy type and policy amount and eligible endorsements as contained in this Manual.

CHAPTER 5 - GUARANTEES

The premiums in this Section are applicable to Guarantees with stipulated liabilities covering a particular estate, interest, or service. The products included in this Section are intended for use in support of litigation or non-judicial foreclosure and forfeiture proceedings or in connection with governmental approval of subdivision plats or maps. Premium cancellation after issuance of a Guarantee is not available.

5.1. TRUSTEE'S SALE GUARANTEE AND JUDICIAL FORECLOSURE GUARANTEE

Limited Update Option:

a. The premium for this Trustee's Sale Guarantee or Judicial Foreclosure Guarantee includes no more than three updates (date down endorsements) at no additional premium. Additional updates may be issued when requested for an additional premium rate of \$50 for each date down endorsement provided the Assured is the same as named in the original guarantee.

b. Where two or more Trustee's Sale Guarantees or Judicial Foreclosure Guarantees are to be issued concurrently, covering multiple loans by the same lender to the same borrower, the charge shall be based upon the aggregate unpaid balances of the defaulted loans, plus \$100 for each guarantee over one.

c. A previously issued FNTI Trustee's Sale Guarantee or Judicial Foreclosure Guarantee may be reissued as a Litigation Guarantee or may be reissued for the benefit of a newly substituted trustee, for a fixed premium rate of \$200, provided that the amount of liability remains unchanged.

d. Note: In the event the Assured can demonstrate that the deed of trust covers other assets which do not apply to the real estate interest under search or that the fair market value of the interest under search is less than the unpaid balance due on the note, then the premium calculations for the Trustee's Sale Guarantee will be based upon the demonstrated fair market value of the real estate interest being foreclosed instead of the unpaid balance of the note.

e. The premium for a Trustee's Sale Guarantee or Judicial Foreclosure Guarantee (Limited Update Option) is based upon the unpaid balance of the note secured by the deed of trust, subject to a \$350 minimum premium, as shown in the following table.

Amount of Guarantee	Premium/\$1,000
Up to \$75,000	\$350 (minimum)
From \$75,001 to \$400,000	Add \$1.00
From \$400,001 to \$1,000,000	Add \$0.80
From \$1,000,001 to \$2,000,000	Add \$0.72
Over \$2,000,001	Add \$0.60

5.2. TRUSTEE'S SALE GUARANTEE AND JUDICIAL FORECLOSURE GUARANTEE

Unlimited Update Option:

The premium for this Trustee's Sale Guarantee or Judicial Foreclosure Guarantee includes unlimited updates (date down endorsements) at no additional premium.

Where two or more Trustee's Sale Guarantees or Judicial Foreclosure Guarantees are to be issued concurrently, covering multiple loans by the same lender to the same borrower, the charge shall be based upon the aggregate unpaid balances of the defaulted loans, plus \$100 for each guarantee over one.

A previously issued FNTI Trustee's Sale Guarantee or Judicial Foreclosure Guarantee may be reissued as a Litigation Guarantee or may be reissued for the benefit of a newly substituted trustee, for a fixed premium rate of \$200, provided that the amount of liability remains unchanged.

Note: In the event the Assured can demonstrate that the deed of trust covers other assets which do not apply to the real estate interest under search or that the fair market value of the interest under search is less than the unpaid balance due on the note, then the premium calculations for the Trustee's Sale Guarantee will be based upon the demonstrated fair market value of the real estate interest being foreclosed instead of the unpaid balance of the note.

The premium for a Trustee's Sale Guarantee or Judicial Foreclosure Guarantee (Unlimited Update Option) is based upon the unpaid balance of the note secured by the deed of trust, subject to a \$350 minimum premium, as shown in the following table.

Amount of Guarantee	Premium/\$1,000
Up to \$75,000	\$350 (minimum)
From \$75,001 to \$400,000	Add \$1.10
From \$400,001 to \$1,000,000	Add \$0.88
From \$1,000,001 to \$2,000,000	Add \$0.79
Over \$2,000,001	Add \$0.66

5.3. LIMITED TRUSTEE SALE GUARANTEE

a. The premium for the Limited Trustee Sale Guarantee includes no more than three updates (date down endorsements) at no additional premium, provided the updates are issued within 12 months from the date of the original guarantee. Additional updates may be issued when requested for an additional premium rate of \$50 for each date down endorsement provided the Assured is the same as named in the original guarantee.

b. A previously issued FNTI Limited Trustee Sale Guarantee may be reissued as a Litigation Guarantee or may be reissued for the benefit of a newly substituted trustee, for a fixed premium rate of \$200, provided that the amount of liability remains unchanged.

c. The premium for a Trustee's Sale Guarantee is based upon the unpaid balance of the note secured by the deed of trust, subject to a minimum premium, and is as shown in the following table.

Amount of Guarantee	Total Premium
Up to \$25,000	\$225 (minimum)
From \$25,001 to \$50,000	\$275
From \$50,001 to \$75,000	\$300
From \$75,001 to \$350,000	\$350
From \$350,001 to \$400,000	\$400
From \$400,001 to \$500,000	\$450
From \$500,001 to \$600,000	\$500
From \$600,001 to \$625,000	\$600
From \$625,001 to \$2,000,000	\$600 plus an additional \$25 for each \$25,000 increment, or any portion thereof, of additional liability.
\$2,000,001 and above	\$1,975 plus an additional \$15 for each \$25,000 increment, or any portion thereof, of additional liability.

5.4. FANNIE MAE/FREDDIE MAC LIMITED TRUSTEE SALE GUARANTEE

a. The premium for a Fannie Mae/Freddie Mac Limited Trustee Sale Guarantee is based upon the unpaid balance of the note secured by the deed of trust, subject to a \$225 minimum premium, and is as shown in the following table.

Amount of Guarantee	Total Premium
Up to and including \$250,000	\$225
For liability amounts above \$250,000	50% of total premium calculated for a Trustee's Sale Guarantee in a comparable liability amount as specified in Ch. 5.1 through 5.3

b. Updates may be issued when requested for an additional premium rate of \$50 for the first date down endorsement, and \$25 for each subsequent date down endorsement provided the Assured is the same as named in the original guarantee.

5.5. LITIGATION GUARANTEE

a. The premium for the Litigation Guarantee is 80% of the Basic Rate Premium, as contained in Schedule of Basic Rates in General Rules, Sec. K of this Manual, based upon the fair market value of the particular estate or interest in land involved, subject to a \$500 minimum premium. In the event the assured can demonstrate to FNTI's satisfaction that the contemplated litigation involves an amount in controversy less than the fair market value of the property under search, then the premium calculation for the Litigation Guarantee will be based upon the mutually agreed upon reduced valuation of the interest.

b. Updates may be issued when requested for an additional premium rate of \$75 each, provided the Assured is the same as named in the original guarantee.

5.6. CONDITION OF TITLE GUARANTEE

The premium for a Condition of Title Guarantee is as shown in the following table.

Amount of Guarantee	Total Premium
Up to and including \$2,500	\$500

5.7. SUBDIVISION GUARANTEE

The premium for a Subdivision Guarantee (CLTA Guarantee Form No. 14) is \$100.00 for a standard liability amount of \$1,000.

5.8. GUARANTEE CONVERSION

In the event a request is made by the Assured to convert a FNTI Guarantee other than a Subdivision Guarantee from one form to another the premium for the Guarantee to be issued shall be calculated as if the order had been originally placed for that type of Guarantee, minus a credit for the premium paid for the FNTI Guarantee to be converted, subject to a \$200 minimum premium. In no event shall a Guarantee Conversion result in a refund to the Assured.

5.9. CREDIT TOWARDS SUBSEQUENT OWNER'S POLICY

If the lender/seller has purchased a Guarantee from FNTI other than a Subdivision Guarantee rated pursuant to Section 4 of this Manual, or an earlier edition thereof, and then requests an owner's title insurance policy within one year of the date of its title acquisition, the lender/seller shall receive a credit towards the applicable charge for the owner's title insurance policy in an amount equal to 40% of the premium paid for the Guarantee, excluding any premiums paid for any endorsements. The owner's title insurance policy may be issued to either the lender/seller or the grantee from the lender/seller.

The premium to be charged for the owner's title insurance policy shall be the applicable premium for the policy type requested, as contained in Ch. 1 of this Manual, minus the credit specified in the preceding paragraph.

CHAPTER 6 - 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.

6.1. NON-POLICY TRANSACTION (Miscellaneous)

Code to be used for miscellaneous charges for which no other code exists.

6.2. EASEMENT AND/OR RIGHTS OF WAY REPORT

Owner's and Lender's policies insuring non-traditional real property interests present challenges in calculating the full fair market value of the interest to be insured. Most frequently, the interest to be insured by an Owner's title insurance policy is the entire fee simple estate. Occasionally, however, a lesser estate such as an easement or life estate may be insured. In such cases, the amount of insurance shall be determined based upon the fair market value of the actual interest being insured, not the overall fair market value of the property. For an easement, the amount paid for the easement or awarded by the court in a condemnation action may be used for the amount of insurance. Insuring other non-traditional real property interests, including easements and life estates requires prior written approval of FNTI underwriting counsel. The amount of insurance will be that amount which the Company in its sole discretion determines represents the fair value of the interest to be insured.

6.3. CONDEMNATION REPORT

1. A preliminary report of title (utilizing the Commitment) form for the acquisition by condemnation of rights-of-way, easements, or the fee title to streets, highways, pole lines and other similar purposes shall be issued at a charge of \$200 per parcel. This charge entitles the applicant to a Standard Coverage Owner's Policy, in an amount which applicant would normally purchase, not to exceed the condemned value of the property. The Basic Rate shall be charged for each additional unit of insurance in excess of the condemned value amount. The charge shall entitle the applicant to one continuation report (Commitment form) within a period of six (6) months after the date of the original report, to cover the filing of a Lis Pendens.
2. CONDEMNATION REPORT – CONTINUATION
Additional continuation reports over one, or if such report is requested more than six (6) months after the date of the original report, is charged at \$50 per report. Under no circumstances shall the continuation report include matters subsequent to the filing of a Lis Pendens and no portion of the charge shall apply as a credit toward a policy.

6.4. RELOCATION RATES

This rate is available to individuals or companies involved in company sponsored relocations. The rate charged shall be 70% of the applicable rate and is limited to the title fees paid by the individual being relocated.

6.5. REINSURANCE FEES

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

6.6. OTHER CHARGES

Title services may be required in some cases and under some conditions for which no charge has been provided in this schedule. In any such event a charge shall be made which in the opinion of the company appears to be consistent with the general pricing procedures as set forth herein. In certain instances, due to unusual requirements as to the financing or development of a major project, it may be necessary to enter into agreements or contracts as to the various services to be rendered and the charges to be made thereon. All such requests must be submitted in full detail for consideration to the company. This is necessary in order to maintain uniformity on projects of a similar nature, and to offer prices, which are consistent with the established insurance rates.

6.7. MINERAL, OIL and GAS

1. Fee or Leasehold Rate, Owner's and Loan Policies
200% of Basic Rate, minimum \$1,000

The amount of insurance is the liability amount agreed upon by Company and the insured.
Minimum \$1,000.

2. Assignments or Modifications

- a. Insured Fee or Leasehold Estates:
100% of Basic Rate, minimum \$1,000
Rate is calculated using the liability amount in the outstanding policy, plus 200% of the Basic Rate for increased coverage over the existing policy liability.
- b. Non-Insured Fee or Leasehold Estates:
200% of the Basic Rate, minimum \$1,000
Rate is calculated based upon the amount of the loan.

NOTE: The charges for added coverages or separate lenders insurance issued concurrently with a leasehold policy insuring the lessee are subject to the same formulas applicable to lenders insurance issued concurrently with owners insurance on fee title.

NOTE: UNDERWRITER APPROVAL REQUIRED FOR ALL MINERAL, OIL, AND GAS POLICIES

6.8. FIRST NATIONAL ASSOCIATES RATE

No Charge shall be made to associates (employees) of First National Title Insurance Company, its corporate parent, or that corporate parent's wholly-owned subsidiaries (including former associates thereof on approved retirement), for policies issued in connection with the financing, refinancing, sale or purchase of the associate's bona fide primary residence. Current status as the corporate parent or a wholly owned subsidiary thereof is required and shall be determined as of the date when the transaction to be insured is consummated. Waiver of such Charges are authorized only in connection with those costs which the associate would be obligated to pay, by established custom, as a party to the transaction and is further subject to the rules, conditions, restrictions and requirements as authorized by the President of First National Title Insurance Company.

6.9. FIRST RESPONDERS AND MILITARY PERSONNEL RATE

First Responders and Military personnel on active duty, including members of the National Guard, are eligible to receive a discount for policies issued for, or on behalf of, such personnel in connection with the financing, refinancing, sale or purchase of such personnel's bona fide primary residence. The charge shall be 90% of the Applicable Rate that would otherwise have been charged for such policies

6.10. TEACHERS UNION RATE

Members of the Teachers Union(s) are eligible to receive a discount for policies issued for, or on behalf of, such personnel in connection with the financing, refinancing, sale or purchase of such personnel's bona fide primary residence. The charge shall be 80% of the Applicable Rate that would otherwise have been charged for such policies

6.11. CHURCH AND REGISTERED NONPROFITS RATE

- a) The following rates are applicable to any church or charitable non-profit organization, provided however that said church or charitable non-profit organization is duly recognized as such by the United States Department of the Treasury and/or Internal Revenue Service, and satisfactory evidence of such recognition is submitted to and accepted by the Company.
- b) These rates are available only for the acquisition, disposition, or financing of improved parcels which were, are, or are to be utilized for a church's religious or educational purposes, or, in the case of a charitable non-profit organization, for purposes or activities for which the organization was formed. Vacant land is eligible for these rates only if concurrent construction is planned consistent with the normal activities of the church or charitable non-profit organization.

- c) These rates are available only if the church or charitable non-profit organization is obligated to pay them, by established custom or contract, as a party to the transaction. These rates are NOT available to any other party, either grantor or grantee, lender or borrower, who does not qualify as a recognized church or charitable non-profit organization, even if they are a party to the transaction with the church or charitable nonprofit organization.
- d) For Owner's Standard Coverage the Premium shall be 50% of the Basic Rate. For Owner's Extended Coverage the Premium shall be 85% of the Basic Rate. For a Loan Policy, the Premium shall be 60% of the Basic Rate for either Standard or Extended Coverage.
- e) The Premiums for any endorsements are as provided in Chapter 10 of this Manual

6.12. TIMESHARE RATE

1. Timeshare Interval Rate

This rate is for timeshare projects that involve the issuance of one or more Owner's Policies or Loan Policies or for pricing individual transactions for the resale of a timeshare interest being conveyed by other than the developer.

Transaction/Policy	Rate
First time sale out of a timeshare interest from the timeshare developer to the consumer	<p>Owner's Policy: Liability from \$0 to \$75,000; \$100 For each additional \$1,000 above \$75,000, add \$1, provided that this charge is reduced by 20% where the timeshare project exceeds 5,000 timeshare intervals at the time the first policy is issued.</p> <p>Concurrent Loan Policy: \$10 for an amount of insurance equal to or less than the liability amount of the Owner's Policy</p>
Resale of timeshare interests previously conveyed by a developer in a first time sale out	<p>Owner's Policy: Liability from \$0 to \$2,000: \$175 Liability of \$2,001 to \$75,000: \$250 Liability of \$75,000 and higher: 60% of the applicable Base Rate based upon the total liability of the policy, minimum \$225</p> <p>Concurrent Loan Policy: \$25 for an amount of insurance equal to or less than the Owner's Policy</p>
Sale of timeshare interests that have been reacquired by the original developer	<p>Owner's Policy: Liability up to \$75,000: \$80 \$75,001 and greater: 25% of the applicable Base Minimum \$90</p> <p>Concurrent Loan Policy: \$10 for an amount of insurance equal to or less than the Owner's Policy</p>
Refinance loan of the timeshare interest to the timeshare owner (Loan Policy)	<p>Liability up to \$75,000: \$70 \$75,001 and higher: Add \$0.70 per thousand provided that this charge is reduced by 20% for a developer whose annual transaction volume (including first time sale outs, developer resales, and developer refinances) with the Company exceeds 5,000 timeshare intervals at the time the first policy is issued.</p>

2. Timeshare - Trustee's Sale Guarantee

A trustee's sale guarantee shall be issued for a liability amount equal to the total unpaid balance of the defaulted loan covered by the guarantee. The rate for this guarantee shall be \$195 for liability amounts up to \$105,000.

For liability amounts above \$105,000, the rate shall be 50% of the Basic Rate, based upon the total liability of the guarantee, with a minimum charge of \$395. One continuation report may be issued within a period of 12 months from the date of the original guarantee for a charge of \$50. Upon request by

the insured, additional continuation reports may be issued for a charge of \$25 each provided the insured is the same as named in the original guarantee.

3. Owner's Policy Following Foreclosure or Deed In Lieu of Foreclosure For Timeshares

Where the Company has issued a guarantee under Ch. 5, and an Owner's Policy is to be issued to the foreclosing lender in conjunction with a foreclosure or deed in lieu of foreclosure, the rate shall be 50% of the rate for resale of timeshare interests set forth in 6.12.1 above, with a minimum charge of \$135. The minimum liability of any policy issued under this section shall be based upon the amount of the defaulted loan plus the unpaid balance of any prior loan to which the title is to remain subject, unless it can be demonstrated that the actual value of the estate or interest to be insured is less than this amount.

4. Sale of Fractional/Private Residence Clubs

The rates below apply to title insurance for the sale of fractional or private residence club interests and include the rates and charges for (1) one Standard Coverage Owner's Policy; (2) one concurrently issued Extended Coverage Loan Policy; and (3) escrow services by the Company or its affiliate including issuance of all checks except those to pay credit card or other debt not secured by the real property involved in the escrow, up to two wire transfers, up to six standard overnight mail deliveries, and signing service during business hours at the office of the Company handling the escrow.

A. Owner's Policy With Concurrent Loan Policy

Liability	Rate
\$0 to \$300,000	\$1,500
\$300,001 and higher	Add \$2.65 per thousand

B. Owner's Policy Only

Liability	Rate
\$0 to \$300,000	\$1,050
\$300,001 and higher	Add \$2.65 per thousand

6.13. SHORT TERM RATE

The short term rate is a reduction in the applicable insurance rate where a current order for title insurance is placed within sixty (60) months of issuance of a prior policy of title insurance to the vested owner of the interest insured, or an assignee. Under these criteria, the following rate reduction shall apply: 80% of the Basic Rate, plus surcharge calculated on the basic rate, if any. Unless otherwise stated, this reduction shall only apply to policies priced at 80% or greater of the basic rate. This rate does not apply to Short Sale transactions.

6.14. INVESTOR RATE

This rate is available to a person or entity (Investor) who in the ordinary course of their business invests money in real estate so that the real estate may produce a revenue, income or profit from its employment. To qualify for this rate the Investor must own or acquire more than one property in the state of Nevada within any continuous 12-month period. The Investor must furnish proof of qualification for this rate and must request this rate. This rate is only applicable to those premiums that are being paid for by the Investor, and extends to both owners' and loan policies. This rate does not include or apply to the premiums for fixed dollar amount premium endorsements issued to such policies. Premium charges for fixed dollar amount premium endorsements shall be calculated as otherwise specified in Section 6 of this Manual. No additional discounts may be applied to this rate.

The premium to the Investor is 70% of the applicable premium that would otherwise be charged for such policies and eligible endorsements based on policy type and policy amount and eligible endorsements as contained in this Manual.

6.15. MIXED COLLATERAL TRANSACTIONS

For any transaction where both real property and personal property secure the same indebtedness and a separate title insurance policy is being issued by the Company for the real property and the personal property, the premium for the policy insuring a security interest in the personal property may be reduced by up to 10% for an amount of insurance of up to \$5 million; by up to 15% for an amount of insurance from \$5,000,001 to \$10,000,000; and by up to 25% for an amount of insurance in excess of \$10,000,000.

6.16. CLOSING PROTECTION LETTER FEE

The fee for each closing protection letter "CPL" issued at the time of closing shall be \$25. 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 7 - 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.

7.1 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.

7.2 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 Name	Code	County Name	Code
Churchill	001	Lyon	019
Clark	003	Mineral	021
Douglas	005	Nye	023
Elko	007	Pershing	027
Esmeralda	009	Storey	029
Eureka	011	Washoe	031
Humboldt	013	White Pine	033
Lander	015	Carson City	510
Lincoln	017		

7.3 INTENTIONALLY DELETED

7.4 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 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

7.5 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 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 8 – ENDORSEMENTS

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
1-06	None	Street Assessments	Lender	N/A	Residential: \$100 Commercial:
3-06	123.1	Zoning - Unimproved Land	Owner or Lender	10% Min. \$100	10% Min. \$100
3.1-06	123.2	Zoning - Completed Structure	Owner or Lender	15% Min. \$100	15% Min. \$100
3.2-06	123.3	Zoning - Land Under Development	Owner or Lender	25%	20%
3.3-06	123.4	Zoning - Completed Improvement - Non-Conforming Use	Owner or Lender	25%	25%
3.4-06	123.5	Zoning - No Zoning Classification	Owner or Lender	25%	25%
4-06	115.1	Condominium (all assessment liens)	Owner or Lender	No Charge	No Charge
4.1-06	115.3	Condominium - Current Assessments	Owner or Lender	No Charge	No Charge
5-06	115.2	Planned Unit Development— Assessments Priority	Owner or Lender	No Charge	No Charge
5.1-06	115.4	Planned Unit Development - Current Assessments	Owner or Lender	No Charge	No Charge
6-06	111.5	Variable Rate Mortgage	Lender	N/A	No Charge
6.2-06	111.8	Variable Rate Mortgage, Negative Amortization	Lender	N/A	No Charge
7-06	116.5	Manufactured Housing Unit	Owner or Lender	\$50	\$50
7.1-06	116.5.1	Manufactured Housing Conversion, Loan	Lender	N/A	\$50
7.2-06	116.5.2	Manufactured Housing Conversion, Owner's	Owner	\$50	N/A
8.1-06	110.9	Environmental Protection Lien	Lender	N/A	\$25
8.2-06	110.9.1	Environmental Protection Lien	Owner or Lender	N/A	No Charge
9-06	100.2	Restrictions, Encroachments, Minerals – Loan Policy	Lender	N/A	No Charge; Issued only at date of policy
9.1-06	100.9	Covenants, Conditions and Restrictions – Unimproved Land – Owner's Policy	Owner	\$100	N/A
9.2-06	100.10	Covenants, Conditions and Restrictions -	Owner	\$100	N/A
9.3-06	100.2.1	Covenants, Conditions and Restrictions - Loan Policy	Lender	N/A	No Charge; Issued only at date of policy
9.6-06	100.2.6	Private Rights - Loan	Lender	N/A	\$100
9.6.1-06	None	Private Rights - Current Assessments - Loan Policy	Lender	N/A	Standard: N/A Extended: 10%; Minimum \$100, Maximum \$500
9.7-06	100.2.7	Restrictions, Encroachments, Minerals -	Lender	N/A	10% Min. \$100, Max \$500
9.8-06	100.2.8	Covenants Conditions and Restrictions -	Owner	15% Min. \$100, Max \$750	N/A
9.9-06	100.2.9	Private Rights - Owner's Policy	Owner	\$250	N/A

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
9.10-06	100.2.10	Restrictions, Encroachments, Minerals - Current Violations - Loan	Lender	N/A	Residential: \$25 Commercial: \$100
10-06	104.12	Assignment	Lender	N/A	No charge if issued with the policy, \$100 if issued after the policy
10.1-06	104.13	Assignment and Date Down	Lender	N/A	40% based upon the unpaid balance of the encumbrance, Min. \$300, Max. \$1,000; provided that where multiple assignments of beneficial interest by the same beneficiary are recorded concurrently, the charge is based on the aggregate amount of the unpaid balances of the deeds of trust or mortgages being assigned, plus \$75 for each endorsement over one.
11-06	110.11	Mortgage Modification	Lender	N/A	45% based upon the loan balance. Minimum \$300, Maximum \$750
11.1-06	110.11.1	Mortgage Modification with Subordination	Lender	N/A	45% based upon the loan balance. Minimum \$300, Maximum \$750
11.2-06	110.11.2	Mortgage Modification with Additional Amount of Insurance	Lender	N/A	Min. \$300
12-06	117.	Aggregation - Loan	Lender	N/A	\$100
12.1-06	117.1	Aggregation - State Limits - Loan	Lender	N/A	\$100
13-06	119.5	Leasehold - Owner	Owner	No Charge	N/A
13.1-06	119.6	Leasehold - Loan	Lender	N/A	No Charge
14-06	111.14	Future Advance - Priority	Lender	N/A	\$25
14.1-06	111.14.1	Future Advance - Knowledge	Lender	N/A	\$25
14.2-06	111.14.2	Future Advance - Letter of Credit	Lender	N/A	\$25
14.3-06	111.14.3	Future Advance - Reverse Mortgage	Lender	N/A	\$25
15-06	127	Nonimputation - Full Equity Transfer	Owner	10%	N/A
15.1-06	127.1	Nonimputation - Additional Insured	Owner	10% based on percentage of the interest acquired by the Additional Insured	N/A

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
15.2-06	127.2	Nonimputation - Partial Equity Transfer	Owner	10%	N/A
16-06	128	Mezzanine Financing	Owner	20% based on the amount of the Mezzanine Loan	N/A
17-06	103.11	Access and Entry	Owner or Lender	\$100	\$100
17.1-06	103.12	Indirect Access and Entry	Owner or Lender	25%, Maximum \$350	15%, Maximum \$350
17.2-06	103.13	Utility Access	Owner or Lender	Improved \$100 Unimproved \$250	Improved \$100 Unimproved \$250
18-06	129	Single Tax Parcel	Owner or Lender	\$100	\$100
18.1-06	129.1	Multiple Tax Parcel - Easements	Owner or Lender	\$100	\$100
18.2-06	129.2	Multiple Tax Parcel	Owner or Lender	\$100	\$100
18.3-06	129.3	Single Tax Parcel and ID	Owner or Lender	\$100	\$100
19-06	116.4.1	Contiguity, Multiple Parcels	Owner or Lender	\$100	\$100
19.1-06	116.4	Contiguity, Single Parcel	Owner or Lender	\$100	\$100
19.2-06	116.9	Contiguity - Specified Parcels	Owner or Lender	\$100	\$100
20-06	130	First Loss, Multiple Parcel Transactions	Lender	N/A	\$250
22-06	116.01	Location	Owner or Lender	No charge if issued concurrently with policy; 10% if issued subsequently	No charge if issued concurrently with policy; 10% if issued subsequently
22.1-06	116.02	Location and Map	Owner or Lender	No charge if issued concurrently with policy; 10% if issued subsequently	No charge if issued concurrently with policy; 10% if issued subsequently
23-06	114.3	Co-Insurance, Single Policy	Owner or Lender	No Charge	No Charge
23.1-06	114.4	Co-Insurance - Multiple Policies	Owner or Lender	No Charge	No Charge
24-06	133	Doing Business	Lender	N/A	\$100
25-06	116.1	Same as Survey	Owner or Lender	Std: 20% Ext: \$100	Std: 20% Ext: \$100
25.1-06	116.1.2	Same as Portion of Survey	Owner or Lender	Std: 20% Ext: \$100	Std: 20% Ext: \$100
26-06	116.8	Subdivision	Owner or Lender	\$100 per issue	\$100 per issue
27-06	132	Usury	Lender	N/A	\$150
28-06	103.1	Easement - Damage or Enforced Removal	Owner or Lender	Ext: \$25 Std: 10%	Ext: \$25 Std: 10%
28.1-06	103.14	Encroachments - Boundaries and Easements	Owner or Lender	\$100	\$100
28.2-06	103.15	Encroachments - Boundaries and Easements - Described Improvements	Owner or Lender	\$100	\$100

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
28.3-06	103.16	Encroachments - Boundaries and Easements - Land Under Development	Owner or Lender	20%	Standard: 20% Extended: \$100
29-06	134	Interest Rate Swap - Direct Obligation	Lender	N/A	10%
29.1-06	134.1	Interest Rate Swap - Additional Interest	Lender	N/A	10%
29.2-06	134.2	Interest Rate Swap - Direct Obligation - Defined Amount	Lender	N/A	10%
29.3-06	134.3	Interest Rate Swap - Additional Interest - Defined Amount	Lender	N/A	10%
30-06	135	One to Four Family Shared Appreciation	Lender	N/A	\$100
30.1-06	135.1	Commercial Participation Interest	Lender	N/A	\$100
31-06	136	Severable Improvements	Lender	N/A	\$100
32-06	137	Construction Loan - Loss of Priority	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of priority risk. Underwriting approval required. This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Coverage Liability Limit in the preliminary report, title commitment and policy.
32.1-06	137.1	Construction Loan - Loss of Priority - Direct Payment	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of priority risk. Underwriting approval required. This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Coverage Liability Limit in the preliminary report, title commitment and policy.

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
32.2-06	137.2	Construction Loan - Loss of Priority - Insured's Direct Payment	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of priority risk. Underwriting approval required. This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Coverage Liability Limit in the preliminary report, title commitment and policy.
33-06	138	Disbursement	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of priority risk. Underwriting approval required. This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Coverage Liability Limit in the preliminary report, title commitment and policy.
34-06	139	Identified Risk Coverage	Owner or Lender	20%	20%
35-06	140	Minerals and Other Subsurface Substances - Buildings	Owner or Lender	Standard: N/A Extended: 10%; Minimum \$100, Maximum \$500	No Charge
35.1-06	140.1	Minerals and Other Subsurface Substances - Improvements	Owner or Lender	Standard: N/A Extended: 10%; Minimum \$100, Maximum \$500	No Charge
35.2-06	140.2	Minerals and Other Subsurface Substances - Described Improvements	Owner or Lender	Standard: N/A Extended: 10%; Minimum \$100, Maximum \$500	No Charge
35.3-06	140.3	Minerals and Other Subsurface Substances - Land Under Development	Owner or Lender	\$250	\$250
36-06	141	Energy Project - Leasehold/Easement - Owner's	Owner	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required	N/A

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
36.1-06	141.1	Energy Project - Leasehold/Easement - Loan	Owner	N/A	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required.
36.2-06	141.2	Energy Project - Leasehold - Owner's	Owner	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required	N/A
36.3-06	141.3	Energy Project - Leasehold - Loan	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of risk. Underwriting approval required.
36.4-06	141.1	Energy Project - Covenants, Conditions and Restrictions - Land Under Development Owner's	Owner	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required	N/A
36.5-06	141.5	Energy Project - Covenants, Conditions and Restrictions - Land Under Development Loan	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of risk. Underwriting approval required.
36.6-06	141.6	Energy Project - Encroachments	Owner or Lender	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required
36.7-06	141.7	Energy Project - Fee Estate - Owner's Policy	Owner	Standard: N/A Extended: Pricing is commensurate with the risk. Underwriting approval required	N/A
36.8-06	141.8	Energy Project - Fee Estate - Loan Policy	Lender	N/A	Standard: N/A Extended: Pricing is commensurate with the loss of risk. Underwriting approval required.
37-06	104.6	Assignment of Rents or Leases	Lender	N/A	\$100
38-06	None	Mortgage Tax	Lender	N/A	\$100
39-06	142	Policy Authentication	Owner or Lender	No Charge	No Charge
40-06	147	Tax Credit - Owner's Policy	Owner	\$100	N/A
40.1-06	147.1	Tax Credit - Defined Amount - Owner's Policy	Owner	\$100 plus the rate for the additional amount of insurance priced on increased liability	N/A

ALTA	CLTA	Description	Owner or Lender	Charge on Owner's Policy	Charge on Loan Policy
41-06	143	Water - Buildings	Owner or Lender	Standard: 20% of Basic Rate Extended: 10% of Basic Rate	Standard: 20% of Basic Rate Extended: \$25
41.1-06	143.1	Water - Improvements	Owner or Lender	Standard: 20% of Basic Rate Extended: 10% of Basic Rate	Standard: 20% of Basic Rate Extended: \$50
41.2-06	143.2	Water - Described Improvements	Owner or Lender	Standard: 20% of Basic Rate Extended: 10% of Basic Rate	Standard: 20% of Basic Rate Extended: \$50
41.3-06	143.3	Water - Land Under Development	Owner or Lender	Standard: 20% of Basic Rate Extended: 10% of Basic Rate	Standard: 20% of Basic Rate Extended: \$50
42-06	144	Commercial Lender Group Endorsement	Lender	N/A	\$250
43-06	145	Anti-Taint	Lender	N/A	\$150
44-06	146	Insured Mortgage Recording - Loan	Lender	N/A	No charge
45-06	148	Pari Passu Mortgage - Loan Policy	Lender	N/A	\$50
46-06	149	Option	Owner or Lender	\$100	\$100
LFPDD	None	Limited Pre-Foreclosure Policy - Date-Down Endorsement	Lender	N/A	\$25
JR1	JR1	Endorsement to ALTA Residential Limited Coverage Junior Loan Policy - Supplemental Coverage	Lender	N/A	No Charge for first endorsement if issued within 6 months of original policy; otherwise \$25
JR2	JR2	Endorsement to ALTA Residential Limited Coverage Junior Loan Policy - Future Advance, Revolving Credit/Variable Rate	Lender	N/A	No Charge