# Schedule B, Part I

# Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

*(Additional Requirements may be listed here by number)*

# Schedule B, Part II

# Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. All taxes for the year 20\_\_ and all subsequent years, and any additional taxes for the current year or any prior years resulting from a reassessment, amendment or re-billing of taxes subsequent to the Date of Policy.

**Standard Exceptions**

1. Rights or claims of parties in possession not shown by the Public Records.
2. Any lien for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the public records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete survey of the Land.
4. Easements, or claims of easements, not shown by the Public Records.

**Special Exceptions**

1. Such state of facts as shown on plat recorded in Plat Book \_\_\_\_\_, Page \_\_\_\_\_.
2. *(Additional Exceptions may be listed here by number)*