

From: Agency Support
Sent: Thursday, August 29, 2013 2:47 PM
To: Agency Support
Subject: WFGNTIC - New Louisiana Endorsement(s) Rates/Changes effective September 1, 2013
Attachments: Guidelines for Title Policy Endorsements filed by LATISSO.PDF; Endorsement Reference Chart.pdf; 2013 Louisiana Endorsement Rates Chart (eff 9 1 13).pdf; Easy_Print_06_ALTA_End.pdf

Follow Up Flag: Follow up
Flag Status: Completed

To All WFG Policy Issuing Agents in Louisiana,

LATISSO has recently completed a filing with the DOI, effective **September 1, 2013**. WFG has added the endorsements to its website*. The adopted forms are attached (Easy_Print_06_ALTA_End.pdf) and should also be available by your software provider and implemented into your software program.

*Direct Link to Louisiana forms: <http://wfgunderwriting.com/louisiana/forms/>

IMPORTANT NOTICE(S)

ENDORSEMENTS ALTA 9.0-06 AND 9.3-06:

The current **ALTA 9.0-06 AND 9.3-06 Loan Policy endorsements** will be withdrawn as of September 1, 2013. Refer to attached WFG Guidelines and Endorsement Reference Chart attached for details related to the replacement endorsements required to provide the same coverage formerly provided by the Alta 9.0 and Alta 9.3 being withdrawn.

To provide the same coverage afforded in the withdrawn Alta 9.0-06 and Alta 9.3-06 endorsements, additional endorsements providing that coverage are now provided in the ALTA 9.6, and the 28 and 35 series endorsements and may be issued along with the revised ALTA 9.0-06 or revised 9.3-06. Premium is also applicable to each endorsement. **THE ENDORSEMENT FORM FOR THE ALTA 9.6, 28 AND 35 SERIES WILL HAVE TO BE ATTACHED TO POLICIES;** policies schedules have not been adopted to reflect the new endorsements.

Lenders may not be aware of this change and additional premiums as a result thereof. Please feel free to share the attachments and information provided.

ADDITIONAL ENDORSEMENT REVISIONS:

In addition to the above, the following have been revised or added as new Louisiana endorsements.

Revised: 9.1-06, 9.2-06, 12-06, 13-06, 13.1-06, 28-06, 29-06, 29.1-06, 30-06 (discard current forms in your possession and contact our office if you need these endorsements)

New Additions: 9.6-06, 9.7-06, 9.8-06, 9.9-06, 12.1-06, 28.1-06, 29.2-06, 29.3-06, 30.1-06, 34-06, 35-06, 35.1-06, 35.2-06, 35.3-06, 36-06, 36.1-06, 36.2-06, 36.3-06, 36.4-06 and 36.5-06

Withdrawn: 9.4-06 and 9.5-06

ICL:

The ICL a/k/a CPL has also been modified and has a new effective date of September 1, 2013 and will be on the WFG – AMS site for use on September 1, 2013.

A Louisiana Endorsement Rate Chart is attached for use/reference which includes all Louisiana endorsements.

The Company continues to review the recently adopted endorsements and will notify of any further changes.

As always, please feel free to contact your local WFG representative for assistance or questions.

Thank you,

Agency Support



P: 877-840-0841 F: (954) 840-0846 | Web: www.wfgnationaltitle.com



Guidelines for Title Policy Endorsements in Louisiana

Effective September 1, 2013

Prepared By Stephen G. Sklamba, State Underwriting
Counsel

ssklamba@wfgnationaltitle.com

The new ALTA 9 series substantially changed the coverages given in the prior forms. While the prior forms in the 9 series included coverage for 1) Covenants, Conditions and Restrictions (CCR's), 2) Private Rights, 3) Encroachments over Boundaries and Easements and 4) Mineral and Subsurface Rights, all of these coverages are no longer available in the revised ALTA series 9 forms. In order to obtain similar coverage provided by the prior forms, endorsements in the ALTA 28 series and ALTA 35 series must be obtained by the insured.

ALTA 9-06 – Restrictions, Encroachments, Minerals

The endorsement is available only for a **Loan** Policy. It is similar to the CLTA 100 and should be used where the CLTA 100 is requested by the lender.

It provides the lender with specific coverages for losses caused by certain violations of CCR's in effect at date of policy. It also insures against losses caused by an encroachment of an improvement located on the Land at date of policy onto adjoining land or into any part of the Land subject to a servitude. It also allows an insured to recover damages to Improvements (including lawn, shrubbery or trees) affixed to the Land or adjoining land at date of policy as the result of an encroachment of the Improvement onto any portion of the Land subject to a servitude excepted to in Schedule B of the policy. The coverage is available only if the damage results from the lawful exercise of the right to maintain the servitude.

Paragraph 5 of the endorsement lists specific covenants which are excluded from coverage.

This endorsement may be issued without review of a current survey if the insured property is existing residential or small commercial property (under \$1,000,000).

If the property is new construction or commercial property with a value exceeding \$1,000,000, review of a current survey is required before the

Endorsement may be issued. If the survey indicates violations of CCR's or encroachments insured under this endorsement, the endorsement may not be issued without underwriting approval.

In the event that the property is burdened with mineral servitudes or leases, there must be a waiver of surface rights in the servitude or lease agreement.

Premium: 10% of original rate; \$150 min.

This endorsement and the ALTA 9.1-06, 9.2-06, 9.3-06, 9.7-06 and 9.8-06 do not provide coverage for losses due to enforcement of private rights contained in Covenants affecting Title at date of policy. An ALTA 9.6-06 is required if a lender requests private rights coverage and an ALTA 9.9-06 provides an owner with coverage for private rights.

The ALTA 28-06 provides additional coverage for losses caused by damage to buildings located on the land or onto adjoining land and for losses sustained as a result of enforced removal or alteration of buildings located on the Land. The ALTA 28.1-06 provides additional coverage for losses due to encroachments.

Additional coverage for losses sustained by the insured as a result of the exercise of rights to extract minerals is provided in the ALTA 35 series.

ALTA 9.1-06 – (Covenants, Conditions and Restrictions- Unimproved Land – Owner's Policy)

This endorsement may only be issued with an **Owner's** policy on unimproved land. It insures against losses caused by a violation of a covenant in effect at date of policy not excepted to and identified in Schedule B of the policy or excluded from coverage by paragraph 4 of the endorsement. It provides the same coverage as the ALTA 9-06 with

respect to a recorded notice of a violation of a covenant relating to environmental protection.

A current survey and CCR's filed of record must be reviewed prior to issuance of this endorsement. Additionally, the Company requires that the attorney opinion letter in compliance with La. R. S. 22:512 (17)(vi) must contain a statement that no violation of any CCR's have occurred to the best of his knowledge. All assessments for condominium dues or dues owed to a homeowner's association and special assessments must be current.

Premium: 15% of original rate; \$150 min.

ALTA 9.2-06 – (Covenants, Conditions and Restrictions- Improved Land – Owner's Policy)

This endorsement contains the same coverage as the ALTA 9.1-06 and is only available with an **Owner's** Policy. Additionally, it insures against enforced removal of an improvement (defined in the endorsement as "a building, structure located on the surface of the Land, road, walkway or curb affixed to the Land at Date of Policy") resulting from violation of a building setback line shown on a recorded subdivision plat.

See underwriting guidelines for the ALTA 9.1-06. The endorsement does not cover losses due to forced removal if Schedule B of the policy excepts to and identifies the violation of the setback line. If there is an encroachment shown on a current survey, it is important to not only except to the setback lines in Schedule B but also to include language that describes and identifies the encroachment.

Premium: 15% of original rate; \$150 min.

ALTA 9.3-06 – (Covenants, Conditions and Restrictions – Loan Policy)

This endorsement may only be used with a **Loan** Policy. It contains similar provisions as the ALTA 9-06 but only provides coverage for losses to improvements located on the Land and does not cover losses to improvements located on adjoining land. It does not include the coverage provided in Paragraph 4 of the ALTA 9-06 for losses due to encroachments.

See Underwriting Guidelines for the ALTA 9.1-06 and ALTA 9.2-06

Premium: 10% of original rate; \$150 min.

ALTA 9.4-06 & ALTA 9.5-06 Owner's Policy - WITHDRAWN

The American Land Title Association and LATISSO have withdrawn the ALTA 9.4-06 (Restrictions, Encroachments, Minerals – Owner's Policy – Unimproved Land) and the ALTA 9.5-06 (Restrictions, Encroachments, Minerals – Owner's Policy – Improved Land). These endorsements may not be issued on or after September 1, 2013.

ALTA 9.6-06 (Private Rights – Loan Policy)

This endorsement may only be issued with a **Loan** Policy and insures against losses sustained by reason of enforcement of a Private Right contained in a Covenant at Date of Policy that results in the invalidity, unenforceability or lack of priority of the Mortgage or "causes a loss of Insured's Title acquired in satisfaction or partial satisfaction of the Indebtedness."

Paragraph 2b of the endorsement defines a "Private Right" as "(i) a private charge or assessment; (ii) an option to purchase; (iii) a right of first refusal; or (iv) a right of prior approval of a future purchaser or occupant."

It is necessary to examine all CCR's to determine if a Private Right affects the Land. A proper release or subordination must be executed and filed of record for any Private Right that affects the validity, enforceability or priority of the Insured Mortgage or causes "a loss of the Insured's Title in satisfaction or partial satisfaction of the Indebtedness." All condominium, owner's or special assessments must be current.

Premium: 10% of original rate; \$150 min.

ALTA 9.7-06 – (Restrictions, Encroachments, Minerals – Land under Development – Loan Policy)

This endorsement for a **Loan** Policy contains the same coverages provided by the ALTA 9-06 and extends these coverages to Future Improvements to be constructed on the Land in compliance with plans referenced in the endorsement.

See underwriting guidelines for ALTA 9-06, ALTA 9.1-06 and ALTA 9.2-06. It is necessary to review the survey, site and elevation plans and other drawings referred to in Paragraph 2d of the endorsement. Current survey or builder's package required.

Premium: 20% of original rate; \$150 min.

ALTA 9.8-06 – (Covenants, Conditions and Restrictions – Land under Development – Owner's Policy)

This endorsement to an **Owner's** Policy contains similar coverages as provided by the ALTA 9.2-06 endorsement and includes coverage for Future Improvements in accordance with the plans referenced in Paragraph 2d of the endorsement. It does not include the coverages provided by the ALTA 9.7-06 for loss due to encroachments or damage to an Improvement or Future Improvement resulting from the exercise of a right to maintain a servitude or of a future exercise of a right to extract minerals.

See underwriting guidelines for ALTA 9.7-06

Note that the coverage for encroachments and damage to an Improvement or Future Improvement is now contained in the ALTA 28 and ALTA 35 series.

Premium: 20% of original rate; \$150 min.

ALTA 9.9-06 – (Private Rights – Owner’s Policy)

This endorsement may only be used with an **Owner’s** Policy and provides coverage for losses sustained as a result of the enforcement of a private right. While the ALTA 9.6-06 included “a private right or assessment” within the definition of “Private Right”, the ALTA 9.9-06 deletes this language from the definition.

Follow underwriting guidelines for the ALTA 9.6-06 with the exception of the last sentence regarding assessments.

Premium: 12.5% of original rate; \$175 min.

ALTA 12-06 (Aggregation – Loan)

ALTA 12.1-06 (Aggregation- State Limits)

These endorsements are only available for a **Loan** Policy. The ALTA 12-06 is used where the Aggregate Amount of Insurance does not exceed the insurer’s self-imposed or statutory limits for single risk in a state. The ALTA 12.1-06 is used where the Aggregate Amount of Insurance is limited in a state due to the insurer’s self-imposed or statutory limits for single risk in a state.

The endorsement is frequently referred to as the “Tie in” endorsement. It affords additional coverage to an insured in the event of a loss where the

value of a particular parcel increases and exceeds the amount of insurance in the policy written in connection with the parcel.

Underwriting approval is required in order to issue either endorsement.

Premium for each endorsement: .15/\$1000 of policy endorsed: \$75 min.

ALTA 13-06 (Leasehold- Owner's)

This endorsement to an **Owner's** Policy is used to insure a lessee and replaced the former ALTA Leasehold Owner's Policy. It contains specific language relating to computation of losses and provides coverage for additional items of damage sustained by the insured, including the cost of leasehold improvements, relocation expenses, damages sustained by sublessees that the insured is obligated to pay, and costs to pay for permits, environmental testing and reviews, and architectural and engineering services in connection with a replacement lease.

Evidence of recordation of the lease or notice of lease satisfying the requirements of R.S. 9:2742 must be obtained prior to issuance of the endorsement.

Premium: None

ALTA 13.1-06 (Leasehold Loan)

This endorsement is available with a **Loan** Policy and is similar to the ALTA 13-06. It contains modifications to the policy jacket and includes additional items that must be considered in the computation of losses.

See underwriting guidelines for the ALTA 13-06

Premium: None

ALTA 28-06 (Easement- Damage or Enforced Removal)

The endorsement is available for a **Loan** Policy. It insures against losses for damage to an existing building or enforced removal or alteration of an existing building. The enforced removal or alteration must result from the encroachment of a building located on the land onto a servitude listed as an exception in Schedule B.

An ALTA- ACSM survey locating all servitudes burdening the land and indicating that no buildings encroach onto the servitude must be obtained in order to issue this endorsement. Underwriting approval must be obtained before issuing this endorsement if the survey reflects any encroachments.

Premium: \$50 per encroachment

ALTA 28.1-06 (Encroachments, Boundaries and Easements)

This endorsement may be used with a **Loan** or **Owner's** Policy. It insures against loss caused by encroachment of a building located on the Land at date of policy onto adjoining land or onto that portion of land subject to a servitude, unless an exception in Schedule B identifies the encroachment. It also covers losses sustained as a result of encroachment of a building located on adjoining land onto the Land of the insured at date of policy, unless an exception in Schedule B identifies the encroachment. It also includes coverage for enforced removal of a building located on the Land at date of policy onto adjoining land or onto any portion of the land subject to a servitude, if the owner of the servitude requires removal or relocation of the encroaching building for the purpose of exercising the right of use or maintenance of the servitude.

Paragraph 4 of the endorsement allows for excluding from coverage any encroachments listed as exceptions in Schedule B.

The endorsement may not be issued unless insured provides the Company with a current ALTA-ACSM survey indicating no encroachments of any building located on the Land or adjoining land. If there are encroachments

an exception in Schedule B should describe the encroachment with particularity.

Premium: \$250- Owner's; \$150- Loan

ALTA 28.2-06 (Encroachments, Boundaries and Easements – Described Improvements)

This endorsement is available for a **Loan** or **Owner's** Policy. It contains the same coverages as the ALTA 28.1 but allows the Company to exclude certain covered losses by listing an exception appearing in Schedule B in Paragraph 4 of the endorsement.

Premium: \$500-Owner's; \$300-Loan

ALTA 30.1-06 (Commercial Participation Interest)

This endorsement to a **Loan** Policy insures the lender for losses caused by the invalidity or unenforceability of the Mortgage resulting from inclusion in the Mortgage of provisions granting Lender a Participation Interest, as defined in the endorsement. It also covers losses sustained as a result of lack of priority of the mortgage as security for the unpaid principal, accrued interest and the Participation Interest.

Prior to issuance, it is necessary to review the Mortgage to confirm that it contains a statement that it is a shared appreciation mortgage and contains the precise formula used to determine the lender's interest. If the lender plays a significant part in the management and control of the project, there is a risk that a bankruptcy judge could recharacterize the loan as a joint venture and deny the lender's claim pursuant to Section 502 of the Bankruptcy Code. If there is any indication that the transaction is not an arm's length transaction and therefore subject to recharacterization, seek underwriting approval.

Premium: 10% of original rate if issued at date of policy; \$250 min.
15% if issued subsequent to date of policy; \$250 min.

ALTA 31-06 (Severable Improvements)

This endorsement is available for a **Loan** or **Owner's** Policy. If the insured sustains a loss that is covered by the policy, the Company will reimburse the insured for the diminution in value of a Severable Improvement as defined in the policy. It also covers the reasonable costs incurred for removal and relocation of the Severable Improvement, including cost of transportation of the Severable Improvement for the first hundred miles.

This endorsement may be requested in large commercial transactions. Underwriting approval is required.

Premium: \$250

ALTA 34-06 (Identified Risk Coverage)

This endorsement is available for a **Loan** or **Owner's** Policy. The purpose of this endorsement is to have a standard form when an underwriter agrees to give "affirmative coverage" for certain title risks that appear as exceptions in Schedule B of the policy. It is designed to replace the practice of including affirmative coverage language in Schedule B of the policy.

The endorsement insures against loss sustained as a result of a final court order enforcing the Identified Risk against an adverse party. It also covers damages caused by the insured's loss of its right to enforce an obligation of a third party to purchase or lease from the insured or to lend to the insured as a result of the Identified Risk. The coverage in the preceding sentence is only effective if the contract with the third party requires delivery of marketable/merchantable title and no other title insurance company is willing to insure over the Identified Risk with the same conditions as this endorsement.

The endorsement also contains coverage for the costs, attorney fees and expenses incurred by the insured in defense of the Title as a result of the Identified Risk but only in accordance with the Conditions contained in the Policy.

In Louisiana, the rate filing for this endorsement creates a sliding scale for the premium that can be charged for insuring Identified Risk(s).

It is necessary to consult Underwriting to obtain approval to issue this endorsement and a quote regarding the premium for the endorsement.

Premium: \$50 min. per Identified Risk to a max of 25% of original rate per Identified Risk

ALTA 35-06 (Minerals and Other Subsurface Substances-Buildings)

This endorsement to a **Loan** or **Owner's** Policy insures against loss sustained by the insured by reason of enforced removal or alteration of a building on the Land at Date of Policy resulting from the future exercise of a right to extract minerals or other subsurface substances. The endorsement affords coverage only if the mineral right existed at date of policy and the minerals are excepted from the description of the Land or shown as an exception in Schedule B of the Policy.

The endorsement contains certain exclusions from coverage and allows the agent to exclude particular mineral interests excepted to in Schedule B by listing those interests in Paragraph 4c of the endorsement.

It is necessary to verify that all mineral servitudes and leases contain waivers of surface rights. If they do not contain waivers of surface rights, the endorsement may only be issued if those mineral interests without waivers of surface rights are listed in Schedule B of the policy and Paragraph 4c of this endorsement.

Premium: 10% of original rate; \$250 min.

ALTA 35.1-06 (Minerals and Other Subsurface Substances – Improvements)

This endorsement is available for a **Loan** or **Owner’s** Policy. It provides coverages similar to the ALTA 35-06. However, it expands the definition of Improvement to include “a building, structure located on the surface of the Land, and any paved road, walkway, parking area, driveway, or curb, affixed to the Land at Date of Policy and that by law constitutes real property, but excluding any crops, landscaping, lawn, shrubbery, or trees.”

See Underwriting Guidelines for ALTA 35-06.

Premium: 10% of original rate; \$250 min.

ALTA 35.2-06 (Minerals and Other Subsurface Substances- Described Improvements)

This endorsement is available for a **Loan** or **Owner’s** Policy. Coverages are similar to those coverages in the ALTA 35-06 and ALTA 35.1-06. However, it only insures against loss or damage by reason of forced removal or alteration of an Improvement on the Land at Date of Policy that is itemized in Paragraph 2 of the endorsement or listed in an exhibit attached to the endorsement.

See Underwriting Guidelines for ALTA 35-06.

Premium: 10% of original rate; \$250 min.

ALTA 35.3-06 (Minerals and Other Subsurface Substances- Land under Development)

This endorsement is available for a **Loan** or **Owner’s** Policy. It contains the coverages of the ALTA 35.1-06 but extends coverage to include a

Future Improvement constructed on or affixed to the Land in accordance with Plans described in Paragraph 2c of the endorsement.

See Underwriting Guidelines for ALTA 35-06. A current ALTA ACSM survey is also required.

Premium: 15% of original rate; \$250 min.

ALTA 36 Series (ALTA 36-06, 36.1-06, 36.2-06, 36.3-06, 36.4-06, 36.5-06 and 36.6-06)

These endorsements are tailor made for an “Electricity Facility” as defined in the endorsements. They will typically be requested only in large commercial transactions. Underwriting approval is required for issuance of any of the ALTA 36 series endorsements.

ALTA 36-06	Available for an Owner’s Policy
ALTA 36.1-06	Available for a Loan Policy
ALTA 36.2-06	Available for an Owner’s Policy
ALTA 36.3-06	Available for a Loan Policy
ALTA 36.4-06	Available for an Owner’s Policy
ALTA 36.5-06	Available for a Loan Policy
ALTA 36.6-06	Available for a Loan or Owner’s Policy

Premiums:

ALTA 36-06	\$500
ALTA 36.1-06	\$500
ALTA 36.2-06	\$500
ALTA 36.3-06	\$500
ALTA 36.4-06	15% of original rate; \$500 min.
ALTA 36.5-06	15% of original rate; \$500 min.
ALTA 36.6-06	10% of original rate; \$500 min. - Loan 15% of original rate; \$4500 min. – Owner’s

ALTA 9 & 9.3 REM Loan Endorsements (withdrawn 9/1/2013)		ALTA 9.4 REM (withdrawn 9/1/2013)	ALTA 9.5 REM (withdrawn 9/1/2013)
<p>Included Coverage for:</p> <ul style="list-style-type: none"> • Covenants, Conditions & Restrictions • Private Rights • Encroachments over Boundaries & Easements • Mineral and Subsurface Rights 	<p>NOTE: In order to obtain this same coverage provided in the Alta 9 (now withdrawn), <u>several endorsements are available in the ALTA 9, ALTA 28 and ALTA 35 endorsement series.</u></p> <p>REFER to Guidelines for Title Policy Endorsements for specifics related to survey requirements, coverage, etc.</p>		
ALTA 9-06 (revised) Restrictions, Encroachments, Minerals – Loan (effective 9/1/2013) Similar to CLTA 100	ALTA 9.6-06 (effective 9/1/2013) Private Rights - Loan	ALTA 28.06 (effective 9/1/2013) Easement – Damage or Enforcement - Loan	ALTA 35-06 (effective 9/1/2013) Minerals and Other Subsurface Substances – Buildings - Owners or Loan
<p>Provides Lender limited/specific coverage for:</p> <ul style="list-style-type: none"> • Covenants, Conditions & Restrictions • Encroachments onto adjoining land or servitude <p>Paragraph 5 lists specific exclusions</p> <p>Use for existing residential or small commercial (under \$1,000,000) without a current survey</p> <p>New construction or commercial property exceeding \$1,000,000, survey required and possible underwriting approval.</p> <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$150 minimum</p>	<p>Provides Lender with Private Rights Coverage</p> <p>“Private Right” defined in Paragraph 2b of endorsement as</p> <ol style="list-style-type: none"> A private charge or assessment An option to purchase A right of first refusal; or A right of prior approval of a future purchaser or occupant <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$150 minimum</p>	<p>Provides Lender/Insured against loss on the Land in the event a specific easement holder :</p> <ul style="list-style-type: none"> • Causes damage to an existing building or removal/alteration of any portion of building encroaching upon servitude • Current Survey required • Underwriter approval required if encroachments exist <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: \$50 per encroachment endorsed</p>	<p>This endorsement may be issued with a Loan or Owner’s Policy.</p> <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$250 minimum</p>

Louisiana Endorsements – Alta Series 9, 28 and 35 – Effective 9/1/2013

ALTA 9.3-06 (revised) Covenants, Conditions and Restrictions - Loan (effective 9/1/2013)	ALTA 9.9-06 (effective 9/1/2013) Private Rights – Owner’s	ALTA 28.1-06 (effective 9/1/2013) Encroachments, Boundaries & Easements Owner’s or Loan Policy	ALTA 35.1-06 (effective 9/1/2013) Minerals and Other Subsurface Substances – Improvements – Owner’s or Loan Policy
<p>Provides Lender with similar provisions as the ALTA 9-06, however:</p> <ul style="list-style-type: none"> • Only provides coverage for losses to improvements located on the Land • Does not cover losses to improvements located on adjoining land (i.e. swimming pool onto neighbor’s property) • Does not include coverage provided in Paragraph 4 of ALTA 9-06 <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$150 minimum</p>	<p>Only issue with an Owner’s policy</p> <ul style="list-style-type: none"> • Provides coverage for losses sustained as a result of the enforcement of a private right • Review of Covenants, Conditions & Restrictions required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 12.5% of original rate; \$175 minimum</p>	<p>This endorsement may be issued with a Loan or Owner’s Policy.</p> <ul style="list-style-type: none"> • Paragraph 4 of the endorsement allows for excluding from coverage any encroachments listed as exceptions in Schedule B • Current survey required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: \$250 Owners; \$150 Loan</p>	<p>This endorsement may be issued with a Loan or Owner’s Policy.</p> <ul style="list-style-type: none"> • Coverages are similar to those coverages in ALTA 35-06. • Expands the definition of “Improvement” <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$250 minimum</p>
ALTA 9.7-06 (revised) Restrictions, Encroachments, Minerals – Land Under Development - Loan (effective 9/1/2013)		ALTA 28.2-06 (effective 9/1/2013) Encroachments, Boundaries & Easements Described Improvements Owner’s or Loan Policy	ALTA 35.2-06 (effective 9/1/2013) Minerals and Other Subsurface Substances - Described Improvements Owner’s or Loan Policy
<p>Provides Lender with similar provisions as the ALTA 9-06, however:</p> <ul style="list-style-type: none"> • Extends coverage to Future Improvements to be constructed on the Land in compliance with plans referenced in the endorsement. • Current Survey and/or Builder’s Package Required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 20% of original rate; \$150 minimum</p>		<p>This endorsement may be issued with a Loan or Owner’s Policy.</p> <ul style="list-style-type: none"> • Provides same coverage as ALTA 28.1 but allows the Company to exclude certain losses from coverage by listing an exception appearing in Schedule B in Paragraph 4 of the endorsement. • Current survey required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: \$500 Owners; \$300 Loan</p>	<p>This endorsement may be issued with a Loan or Owner’s Policy.</p> <ul style="list-style-type: none"> • Coverages are similar to those coverages in ALTA 35-06 and ALTA 35.1-06. • Only insures against loss or damage by reason of forced removal or alteration of an Improvement on the Land at Date of Policy itemized in Paragraph 2 of endorsement or listed on an exhibit attached to endorsement. <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$250 minimum</p>

ALTA 9.1-06 (revised) Covenants, Conditions and Restrictions – Unimproved Land – Owner’s Policy (effective 9/1/2013)			ALTA 35.3-06 (effective 9/1/2013) Minerals and Other Subsurface Substances – Land Under Development Owner’s or Loan Policy
<p>Only issue with an Owner’s policy on unimproved land.</p> <ul style="list-style-type: none"> • Current survey required • Review of Covenants, Conditions & Restrictions required • Condo, Homeowners and special assessments must be current <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 15% of original rate; \$150 minimum</p>			<p>This endorsement may be issued with a Loan or Owner’s Policy.</p> <ul style="list-style-type: none"> • Contains coverages of ALTA 35.1-06 but extends to include coverage of Future Improvements constructed on or affixed to the Land in accordance with Plans described in Paragraph 2C of the endorsement. • Current survey required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 10% of original rate; \$250 minimum</p>
ALTA 9.2-06 (revised) Covenants, Conditions and Restrictions – Improved Land – Owner’s Policy (effective 9/1/2013)			
<p>Only issue with an Owner’s policy on improved land.</p> <ul style="list-style-type: none"> • Same coverages as Alta 9.1-06 • Additional coverage afforded – see guidelines • Current Survey required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 15% of original rate; \$150 minimum</p>			

ALTA 9.8-06 (revised) Covenants, Conditions and Restrictions – Land Under Development – Owner’s Policy (effective 9/1/2013)			
<p>Only issue with an Owner’s policy</p> <ul style="list-style-type: none"> • Contains similar coverage as provided by Alta 9.2-06 • Includes coverage for Future Improvements • Excludes coverage provided by Alta 9.7-06 for loss due to encroachments or damage to an Improvement or Future Improvement.... • Current Survey and/or Builder’s Package Required <p>REFER to WFG Guidelines for Endorsements</p> <p>RATE: 20% of original rate; \$150 minimum</p>			

Louisiana Endorsement Rates

Effective September 1, 2013

ALTA 1-06 Street Assessments – Loan Policy	5%; \$30 min, \$100max
ALTA 2-06 Truth in Lending – Loan Policy	10%; \$25 min, \$250 max
ALTA 3-06 Zoning Unimproved Land- Residential – Owner’s or Loan Policy	10%; \$50 minimum
ALTA 3-06 Zoning Unimproved Land- Commercial – Owner’s or Loan Policy	15%; \$50 minimum
ALTA 3.1-06 Zoning - Completed Structure- Residential – Owner’s or Loan Policy	10%; \$50 minimum
ALTA 3.1-06 Zoning - Completed Structure- Commercial – Owner’s or Loan Policy	15%; \$50 minimum
ALTA 3.2-06 Zoning–Land Under Development – Commercial – Owner’s or Loan Policy	20%; \$250 minimum
ALTA 4-06 Condominium – Loan Policy	\$50
ALTA 4.1-06 Condominium – Owner’s or Loan Policy	\$50
ALTA 5-06 Planned Unit Development - Loan	\$50
ALTA 5.1-06 Planned Unit Development – Owner’s or Loan Policy	\$50
ALTA 6-06 Variable Rate Mortgage - Loan	\$50
ALTA 6.2-06 Variable Rate Mortgage - Negative Amortization - Loan	\$50
ALTA 7-06 Manufactured Housing Unit – Owner’s or Loan	\$50
ALTA 7.1-06 Manufactured Housing – Conversion: Loan	\$50
ALTA 7.2-06 Manufactured Housing - Conversion: Owner's	\$50
ALTA 8.1-06 Environmental Protection – Loan Policy	\$50
ALTA 8.2-06 Commercial Environmental Protection – Owner’s or Loan Policy	\$100
ALTA 9-06 Restrictions, Encroachments, Minerals – Loan Policy	10%; \$150 min.
ALTA 9.1-06 Restrictions, Encroachments, Minerals - Owner's Policy: Unimproved Land	15%; \$150 min.
ALTA 9.2-06 Restrictions, Encroachments, Minerals - Owner's Policy: Improved Land	15%; \$150 min.
ALTA 9.3-06 Restrictions, Encroachments, Minerals - Loan Policy	10%; \$150 min.
ALTA 9.4-06 and 9.5-06 withdrawn (09/01/2013)	
ALTA 9.6-06 Private Rights - Loan	10%; \$150 min.
ALTA 9.7-06 Restrictions, Encroachments, Minerals-Land Under Development-Loan	20%; \$150
ALTA 9.8-06 Covenants, Conditions & Restrictions-Land Under Development-Owner’s	20%; \$150
ALTA 9.9-06 Private Rights – Owner’s Policy	12.5%; \$175 min.
ALTA 10-06 Assignment – Loan Policy	\$50
ALTA 10.1-06 Assignment and Date Down – Loan Policy	\$100
ALTA 11-06 Mortgage Modification – Loan Policy	.50/\$1,000 of unpaid balance; \$125 min.
ALTA 11.1-06 Mortgage Modification with Subordination – Loan Policy	.50/\$1,000 of unpaid balance; \$125 min
ALTA 12-06 Aggregation – Loan Policy	.15/\$1,000 of policy endorsed; \$75 min.
ALTA 12.1-06 Aggregation – State Limits – Loan Policy	.15/\$1,000 of policy endorsed; \$75 min.
ALTA 13-06 Leasehold - Owners	-0-
ALTA 13.1-06 Leasehold - Loan	-0-
ALTA 14-06 Future Advance - Priority – Loan Policy	\$100
ALTA 14.1-06 Future Advance - Knowledge –Loan Policy	\$100
ALTA 14.2-06 Future Advance - Letter of Credit –Loan Policy	\$100
ALTA 14.3-06 Future Advance - Reverse Mortgage – Loan Policy	\$100
ALTA 15-06 Non Imputation - Full Equity Transfer – Owner’s Policy	15%; \$150 min.
ALTA 15.1-06 Non Imputation - Additional Insured – Owner’s Policy	15%; \$150 min.
ALTA 15.2-06 Non-Imputation - Partial Equity Transfer – Owner’s Policy	15%; \$150 min.
ALTA 16-06 Mezzanine Financing – Owner’s Policy	15%; \$250 min.
ALTA 17-06 Access and Entry – Owner’s or Loan Policy	\$150
ALTA 17.1-06 Indirect Access and Entry – Owner’s or Loan Policy	\$250
ALTA 17.2-06 Utility Access - Owner’s or Loan Policy	\$250
ALTA 18-06 Single Tax Parcel - Owner’s or Loan Policy	\$75
ALTA 18.1-06 Multiple Tax Parcel - Owner’s or Loan Policy	\$75
ALTA 19-06 Contiguity-Multiple Parcels - Owner’s or Loan Policy	\$100
ALTA 19.1-06 Contiguity-Single Parcel - Owner’s or Loan Policy	\$135
ALTA 20-06 First Loss-Multiple Parcel Transactions – Loan Policy	15%; \$250 min.
ALTA 22-06 Location – Owner’s or Loan Policy	\$150
ALTA 22.1-06 Location and Map – Owner’s or Loan Policy	\$250
ALTA 23-06 Co-Insurance- Single Policy – Owner’s or Loan Policy	No Charge
ALTA 24-06 Doing Business – Loan Policy	\$250
ALTA 25-06 Same As Survey – Owner’s or Loan Policy	\$100
ALTA 25.1-06 Same As Portion Of Survey – Owner’s or Loan Policy	\$100
ALTA 26-06 Subdivision – Owner’s or Loan Policy	\$50
ALTA 27-06 Usury – Loan Policy	\$50
ALTA 28-06 Easement - Damage or Enforced Removal – Loan Policy	\$50
ALTA 28.1-06 Encroachments – Boundaries & Easements – Owner’s or Loan Policy	\$250 Owner’s / \$150 Loan
ALTA 28.2-06 Encroachments – Boundaries & Easements – Described Improvements - Owner’s or Loan Policy	\$500 Owner’s \$300 Loan
ALTA 29-06 Interest Rate Swap - Direct Obligation – Loan Policy	10% (if issued @ Date of Policy); 15% (if issued subsequent to Date of Policy); \$500 min.
ALTA 29.1-06 Interest Rate Swap - Additional Interest – Loan Policy	10% (if issued @ Date of Policy); 15% (if issued subsequent to Date of Policy); \$500 min.
ALTA 29.2-06 Interest Rate Swap – Direct Obligation – Defined Amount –Loan Policy	15% (if issued @ Date of Policy); 20% (if issued subsequent to Date of Policy); \$500 min.

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ALTA 29.3-06 Interest Rate Swap - Additional Interest – Defined Amount - Loan Policy	15% (if issued @ Date of Policy); 20% (if issued subsequent to Date of Policy); \$500 min.
ALTA 30-06 One to Four Family Shared Appreciation Mortgage – Loan Policy	10% (if issued @ Date of Policy); 15% (if issued subsequent to Date of Policy); \$250 min.
ALTA 30.1-06 Commercial Participation Interest – Loan Policy	10% (if issued @ Date of Policy); 15% (if issued subsequent to Date of Policy); \$250 min.
ALTA 31-06 Severable Improvements – Owner’s or Loan Policy	\$250
ALTA 34-06 Identified Risk Coverage – Owner’s or Loan Policy	\$50 per identified risk to a max of \$25% or original rate per identified risk
ALTA 35-06 Minerals and Other Subsurface Substances – Buildings – Owner’s or Loan Policy	10% of original rate; \$250 min.
ALTA 35.1-06 Minerals and Other Subsurface Substances – Improvements – Owner’s or Loan Policy	10% of original rate; \$250 min.
ALTA 35.2-06 Minerals and Other Subsurface Substances – Described Improvements – Owner’s or Loan Policy	10% of original rate; \$250 min.
ALTA 35.3-06 Minerals and Other Subsurface Substances – Land Under Development – Owner’s or Loan Policy	15% of original rate; \$250 min.
ALTA 36-06 Energy Project – Leasehold/Easement – Owner’s Policy	\$500
ALTA 36.1-06 Energy Project – Leasehold/Easement – Loan Policy	\$500
ALTA 36.2-06 Energy Project – Leasehold - Owner’s Policy	\$500
ALTA 36.3-06 Energy Project – Leasehold - Loan Policy	\$500
ALTA 36.4-06 Energy Project – Covenants, Conditions & Restrictions – Land Under Development – Owner’s Policy	15% of original rate \$500min
ALTA 36.5-06 Energy Project – Covenants, Conditions & Restrictions – Land Under Development – Loan Policy	15% of original rate \$500
ALTA 36.6-06 Energy Project – Encroachments – Owner’s or Loan Policy	10% of original rate; \$500 min Loan 15% of original rate; \$500 min Owner’s
LATISSO 100 Collateral Mortgage	\$100
LATISSO 101 Multiple Indebtedness Mortgage	\$100
LATISSO 102 Increased Coverage	Calculate New Premium less premium for existing policy
LATISSO 103 Foundation	\$100