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.

*(Documents to be listed here)*

1. Pay all taxes, charges and assessments, levied and assessed against the Land, which are due and payable or which may come due after the Commitment Date hereof but prior to the effective date of Policy issued pursuant to this Commitment.
2. Seller's/Owner's Affidavit & Indemnity executed by current owner(s) of the Land on a form to be supplied by the Company stating that there have been no improvements to the Land within the past seven months which could give rise to a construction lien and that there are no accounts or claims pending and unpaid which could constitute a lien against the Land. The affidavit will also state that affiant has no knowledge of any natural person or legal entity who has or could have a claim of right, interest or lien adverse to the Proposed Insured.
3. Cancellation of record of (or proper partial release of the property to be insured from the liens created by) the following inscriptions:

(*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**

In addition to the Exceptions from Coverage contained in the form of Short Form Residential Loan Policy identified in Item 2 of Schedule A, the Policy will not insure against loss or damage resulting from the terms and conditions of any easement included in the description of the Land as set forth in the Insured Mortgage, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

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