

## INCREASED OWNER'S COVERAGE

The holder of an owner's policy desiring, within ten years of its issuance, a policy of a later date from the same insurer and in a larger amount, covering the identical realty, will, upon the surrender of the original policy, be issued a new policy in the greater amount at the owner's insurance rate within the bracket applicable to the excess insurance desired, with a minimum of \$58.50.

## RE-ISSUE RATES

The re—issue rate, when applicable, is 60% of the published rates in force for original insurance. The re-issue rate applies up to the face amount of the previously issued policy only. Excess insurance, if any must be charged for at the original rate under the brackets applicable.

## WHEN RE-ISSUE RATES ARE APPLICABLE

1. An insured under an owner's policy or leasehold policy granting a mortgage on the property insured and desiring in furnish his mortgagee with a policy of title insurance may secure same from any insurer at the mortgage re-issue rate.

2. When the insured under a mortgagee policy acquires title by foreclosure or other legal means, in extinguishment of debt, such insured or nominee for the benefit of such insured shall be entitled to the following rates on an owner's policy from the insurer of the loan giving rise to such happening, and upon surrender of the policy issued in connection therewith.

On the first \$50,000.00 of such owner's policy the re-issue rate for original insurance shall be applied; on the excess over \$50,000.00 and up to the amount of the mortgage policy, 25% of the original owner's rate, if within two years of the issuance of the converted mortgage policy; 30% if within three years; 35% if within four years; and 40% if within five or more years. The full owner's rate shall be charged on the risk in excess of the face amount of the converted mortgage policy.

3. When, preparatory to a building program, the owner of ten or more lots of an established subdivision negotiates a blanket mortgage to finance the construction of houses on such lots and such blanket mortgage is covered by a policy of mortgage title insurance by a company, such owner or such mortgagee, as houses are built on such lots, respectively, within three years of the date of such blanket policy, shall be allowed by such company the mortgage re-issue rate on replacement mortgages as such properties are sold to new owners and a new mortgage is substituted for the blanket mortgage protanto, until the aggregate of re-issue policies on such individual mortgages equals the face amount of the blanket mortgage. Minimum charge per policy shall be \$49.00. Insurance required in excess of the face amount of the blanket policy shall carry original mortgage rates.

4. A purchaser or lessee of real estate from one whose title thereto, as owner, has been insured by any title insurance company within ten (10) years prior to the application for a new owner's or leasehold policy shall be entitled to the re-issue rate for owner's title insurance in the amount up to the face liability of such former policy upon furnishing to the new insurer prior issuance a copy of such former policy.

#### SUBSTITUTION LOANS

When substitution loan is made to the same borrower on the same property, title to which was insured by any company in connection with the original loan, the following rates will be charged for issuing the policy in connection with the new loan, provided the company is advised that the loan is a substitution loan, giving the number of the former policy and the unpaid principal balance secured by the original loan:

Sixty percent of the original first mortgage policy rate on the outstanding indebtedness of the original loan, plus the original first mortgage rate within brackets on the excess of such outstanding indebtedness; minimum rate is \$49.00.

At the time a substitution loan is made, the unpaid principal balance of the original loan will be considered the amount of insurance in force on which the foregoing rates shall be calculated. Excess insurance shall be charged for at the original insurance rates within the brackets applicable.

For a period of twelve (12) months from the date of any general disaster, loans necessitated as a consequence thereof will carry a special substitution loan rate of 50% of the scheduled rate provided that the applicant for substitution loan reduction lives in the disaster area and the lender certifies to the title insurance agent that the refinancing of the loan is a result of damage which grew out of the disaster.



## US Policy Rate

The charge for the US Policy shall be 100% of the applicable Mortgagee's Title Insurance Policy rates as contained in Section PR-2 of the LATISSO rate manual effective September 1, 2011.

**These paragraphs completely replace the corresponding paragraphs in Section 3.4 of the LATISSO Manual of Rates and Charges, September 1, 2011 edition.**

**ER-9 RESTRICTIONS, ENCROACHMENTS, MINERALS ENDORSEMENT  
(ALTA FORM 9)**

This endorsement offers the insured under a Loan Policy a variety of additional affirmative coverages including, but not limited to, insurance that there are no covenants, conditions or restrictions under which the lien of the mortgage can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired; insurance against present violations of covenants, conditions or restrictions; and insurance against encroachments and against damage to existing improvements, including lawn, shrubbery or trees, which encroach upon easement areas or resulting from the right to use the surface of the land for the extraction of minerals.

The Rate for this endorsement is 10% of the Original Rate with a minimum of \$150,

**EXCEPT** that there shall be no charge for this endorsement when issued in conjunction with an Expanded Coverage Residential Loan Policy or Short Form Expanded Coverage Residential Loan Policy.