



REQUIRED EXCEPTIONS

FOR THE STATE OF

MICHIGAN

Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

(Note to Agent: This exception shall only appear on Commitments to Insure.)

Standard Exceptions

1. Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting Title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the Land, and that are not shown in the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor, or materials imposed by law and not shown by the Public Records.

Other Required Exceptions

5. Taxes and assessments not due and payable at Commitment Date.
6. Taxes and assessments that become a lien against the property after the Date of Policy. The Company assumes no liability for tax increases occasioned by retroactive revaluation, changes in the land or usage thereof or loss of any homestead exemption status of the Land.
7. Interest of others in oil, gas and mineral rights, if any, whether or not recorded in the Public Records.

General Exceptions

For Loan Policies issued in connection with the refinance of 1-4 family residential, the following general exceptions (General Exceptions) may be used in lieu of searching the required time period for specific easements and restrictions:

8. Easements or servitudes, if any, appearing in the Public Records.
9. Covenants, conditions and restrictions, if any, appearing in the Public Records.
10. Interest of others in oil, gas, and minerals rights, if any, whether or not recorded in the Public Records.

General Exceptions can never be used on an owner's policy or for a commercial transaction.