



Required Title Insurance Policy Exceptions for the State of Missouri

Overview

The following is a list of Standard Exceptions that must appear on any Title Insurance Policy issued on behalf of WFG in the State of Missouri. Other exceptions must also be listed based on the results of any title search as well as any circumstances particular to the property or transaction being insured. The Generic Exceptions listed below may only be used in place of the Standard Exceptions when issuing a Loan Policy for a refinance for 1-4 family residential property. Both sets of Exceptions are published in the WFG Missouri Rate Manual in accordance with Mo. Ann. Stat. § 381.085.

Commitment Only Exception

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.

(This exception shall only appear on Commitments to Insure and shall not appear on any final Title Insurance Policy.)

Standard Exceptions

1. Rights or claims of parties in possession not recorded in the Public Records.
2. Easements or claims of easements not recorded in the Public Records.
3. Any encroachment, encumbrance, violation, variation, or adverse circumstance that would be disclosed by an inspection or an accurate and complete land survey of the Land.
4. Any statutory lien for services, labor, or material arising from construction of an improvement or work related to the Land and not recorded in the Public Records.
5. Liens for real estate taxes, assessments and other charges imposed by a governmental authority that are not shown as existing liens by its records.
6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the public records.
7. Any Services, installation or connection charge for sewer, water or electricity.
8. Any right, title, or interest in any minerals, mineral rights, or related matters, including but not limited to oil, gas, coal, and other hydrocarbons.

Generic Exceptions

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

1. Covenants, conditions and restrictions, if any, appearing in the public records deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin.
2. Easements or servitudes appearing in the public records
3. Leases, grants, exceptions or reservations of minerals or mineral rights appearing in the public records.
4. Loss or damage by reason of any violation, variation, encroachment or adverse circumstances affecting the title that would have been disclosed by an accurate survey.
5. IF APPLICABLE:
 - a) Riparian and littoral rights of others.
 - b) No title is insured to any filled-in land or land lying below the present or any former mean high water line of any body of water.

(Generic Exceptions can never be used on an Owner's Policy or for commercial transactions.)