**SCHEDULE B, PART I-Requirements**

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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)

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

**SCHEDULE B, PART II-Exceptions**

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**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.**

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Rights or claims of parties in possession not shown by the Public Records.
2. Easements or claims of easements not shown by the Public Records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in the area, other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy).
6. Water rights, claims, or title to water.
7. Taxes for the year\_\_\_\_\_\_\_, and thereafter. (See 13.14.5.12 NMAC)
8. 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 therein covered by this commitment.

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