



**SHORT FORM EXPANDED COVERAGE RESIDENTIAL LOAN POLICY  
CURRENT ASSESSMENTS  
ONE-TO-FOUR FAMILY**

Issued By  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**SCHEDULE A**

Name and Address of Title Insurance Company: WFG National Title Insurance Company  
12909 SW 68th Pkwy., Suite 350, Portland, OR 97223.

Policy Number:

Loan Number:

File Number:

Policy Amount \$

Premium: \$

Mortgage Amount:

Mortgage Date:

Date of Policy:

Name of Insured:

Name of Borrower(s):

Street Address:

County and State:

The estate or interest in the Land which is encumbered by the Insured Mortgage is fee simple and is, at Date of Policy, vested in the Borrower(s) shown in the Insured Mortgage and named above.

The Land referred to in this policy is described as set forth in the Insured Mortgage.

This policy consists of [one] page(s), [including the reverse side hereof,] unless an addendum is attached and indicated below: \_\_\_\_Addendum attached

Subject to the conditions stated in the endorsements listed below, the following ALTA endorsements are incorporated in this policy if checked:

- ☐ ALTA Form 4.1-06 (Condominium-Current Assessments), if a condominium unit is referred to in the description of the Land;
- ☐ ALTA Form 5.1-06 (Planned Unit Development-Current Assessments);
- ☐ ALTA Form 6-06 (Variable Rate Mortgage);
- ☐ ALTA Form 6.2-06 (Variable Rate Mortgage - Negative Amortization);
- ☐ ALTA Form 8.1-06 (Environmental Protection Lien) subject to the statutes, if any, shown in Schedule B specifically for this endorsement; and
- ☐ ALTA Form 9.10-06 (Restrictions, Encroachments, Minerals-Current Violations-Loan Policy).

**In Witness Whereof**, WFG NATIONAL TITLE INSURANCE COMPANY has caused this policy to be signed and sealed by its duly authorized officers as of Date of Policy shown in Schedule A.

**WFG NATIONAL TITLE INSURANCE COMPANY**

Agent

By:  
President

ATTEST:  
Secretary

Authorized Signatory



☐ [The following state statutes are made part of Schedule B, relating to the ALTA 8.1-06 Environmental Protection Lien Endorsement:\_\_\_\_\_]

SUBJECT TO THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B BELOW, AND ANY ADDENDUM ATTACHED HERETO, WFG NATIONAL TITLE INSURANCE COMPANY, A SOUTH CAROLINA CORPORATION, HEREIN CALLED THE "COMPANY," HEREBY INSURES IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS AND CONDITIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION EXPANDED COVERAGE RESIDENTIAL LOAN POLICY- CURRENT ASSESSMENTS-Modified OH-(04-02-15), ALL OF WHICH ARE INCORPORATED HEREIN. ALL REFERENCES TO SCHEDULES A AND B SHALL REFER TO SCHEDULES A AND B OF THIS POLICY.

## **SCHEDULE B**

### **EXCEPTIONS FROM COVERAGE**

Except to the extent of the coverage provided in the endorsements listed after Covered Risk 28, this policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees, or expenses) which arise by reason of:

1. Those taxes and special assessments that become due or payable subsequent to Date of Policy. (This does not modify or limit the coverage provided in Covered Risk 11(b) or 25.)
2. Covenants, conditions, and restrictions, if any, appearing in the Public Records, but not including any covenant, condition, or restriction based on race, color, religion, sex, handicap, familial status, sexual orientation, or national origin, unless and only to the extent that said covenant is (a) exempt under Chapter 42, Section 3607 of the United States Code, or (b) related to a handicap but does not discriminate against handicapped persons. (This does not modify or limit the coverage provided in Covered Risk 9, 10, 11(c), or 17.)
3. Any easements or servitudes appearing in the Public Records. (This does not modify or limit the coverage provided in Covered Risk 23 or 24.)
4. Any lease, grant, exception, or reservation of minerals or mineral rights appearing in the Public Records. (This does not modify or limit the coverage provided in Covered Risk 18.)

**NOTICES, WHERE SENT:** Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 12909 SW 68th Pkwy., Suite 350, Portland, OR 97223, Attention: Claims Department. WFG National Title Insurance Company's telephone number is (800) 334-8885. Email address: [claims@wfgnationaltitle.com](mailto:claims@wfgnationaltitle.com).