

T-36 Guideline - TX Environmental Protection Lien Endorsement

v 1 10/28/2005

Explanation:

This endorsement is only issued in conjunction with a Loan Policy covering primarily residential property.

Paragraph (a) insures that there are no environmental protection liens filed in the public records which have priority over the lien of the insured mortgage unless excepted in Schedule B.

Paragraph (b) insures that there are no state statutes which provide that liens filed after the Date of Policy would have priority over the lien of the insured mortgage, except for those specifically excepted under paragraph (b).

Please also see P-9b(9) and R-11g as applicable to endorsement T-36.

Underwriting Requirements:

- (1) This endorsement may be issued only on property which is improved, zoned, restricted, or under construction for, residential purposes.
- (2) You are required only to review your local public / land records for liens filed. You are not required to check the federal district court clerk's office.
- (3) In Texas, TDI T-36 endorsement excludes the following matters:

Texas - Tex. Health & Safety Code §§361.194, 342.007, 342.008; Texas Local Gov't. Code §214.0015(b), (d), and (e), 214.001; and Tex. Nat. Res. Code §134.150, if applicable;

For further guidance, refer to the applicable subsections in Section 11.04 of the National Underwriting Manual on Virtual Underwriter <http://www.vuwriter.com/vumanuals.jsp?displaykey=UM00000208>

This guideline applies to the following form(s):

[T-36 TX Environmental Protection Lien Endorsement](#)