

# North Carolina Title Insurance Rates

North Carolina title insurance rates apply to ANY title Insurance Policy issued that insures property situated in North Carolina, regardless of where the title insurance Policy is issued. Such filed rates are comprehensive and encompass all the premiums for title insurance that are currently authorized.

Insert Logo and Company Name Here

Member of the North Carolina Title Insurance Rating Bureau

March 1, 2012

# **North Carolina Title Insurance Rating Bureau**

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## North Carolina Title Insurance Rating Bureau

### Section 1: General Provisions

- GP-1.** The general provisions, rules, rates, and forms contained herein comply with the applicable North Carolina statutes.
- GP-2.** The effective date of the general provisions, rules and rates is March 1, 2012.
- GP-3.** The rates set forth herein do not include any charge made for title search, title examination, closing, or escrow services performed by the Insurer, or any of its approved attorneys or agents. Charges made for such services are in addition to the rates and charges set forth herein.
- GP-4.** Rates are applicable to units of insurance in multiples of \$1,000, rounded up.
- GP-5.** Nothing herein shall be construed as affecting the Insurer's absolute right to decline to insure any risk it deems, in its sole discretion, to be unacceptable.
- GP-6.** If the form of Commitment or Policy to be issued would otherwise afford protection against adverse condition(s) as revealed by an underwriting analysis and study of a specific risk, which adverse condition(s) would otherwise render the risk unacceptable to the underwriter, the Commitment or Policy may, nevertheless, be issued with specific exception to the unacceptable condition(s) without rate credit or additional charge, except such as may be otherwise provided herein.
- GP-7.** The Insured shall be charged a single undivided Premium which is the aggregate amount of applicable charges for the Commitment Premium, Policy Premium, Simultaneous Issue Premium, Endorsement Premium and Closing Services Insurance Premium.
- GP-8. DEFINITIONS:** As used herein the following terms shall have the meaning set forth as follows:
- (a) Land: The real property, or insurable interest therein, together with improvements affixed thereto which by law constitute real property, described, specifically or by reference, in a Policy of Title Insurance.
  - (b) Mortgage: Mortgage, deed of trust, trust deed, or other security instrument encumbering Land.
  - (c) Insured: The entity defined in the Policy of Title Insurance as the Insured.
  - (d) Insurer: A title insurance company qualified to do business in the State of North Carolina, which company is a member or subscriber of the North Carolina Title Insurance Rating Bureau.

- (e) Full Value of Land: Actual purchase price or, if no sale is involved, full fair market value as may be agreed upon between the Insurer and the proposed Insured based on normally accepted methods of valuation.
- (f) Full Value of Leasehold Estate: The aggregate of the rentals payable under the initial term of the lease or the Full Value of Land, whichever is less.
- (g) Full Principal Debt: That part of the mortgage debt that is secured by Land, excluding that part of the debt, if any, secured by personal property.
- (h) Identical Property: Land that is the same or identical, consisting of the exact same parcel.
- (i) Simultaneous Issue: The concurrent issuance of an Owner's Policy and a minimum of one Loan Policy on Identical Property within the same underlying real estate transaction. The effective dates of the Policies do not have to be the same in order to qualify as a Simultaneous Issue; however, if the effective dates are not the same, it must have been possible for both Policies to have been issued on the same day.
- (j) Rate: That cost per unit of insurance which, when multiplied by the total units of liability, results in the charge for the risk assumed.
- (k) Regular Rates: The Rates provided in PR-2 used to calculate the Policy Premium for the issuance of an ALTA Loan Policy of Title Insurance and/or ALTA Owner's Policy of Title Insurance.
- (l) Reissue Rates: The Rates provided in PR-5 used to calculate the Policy Premium of a new Policy when a Prior Policy is furnished.
- (m) Policy of Title Insurance (or Policy): Those portions of a contract of title insurance that set forth the basic coverages (standard terms and conditions) and identify the Insured party, instrument, Land, and any exceptions from coverage.
- (n) Endorsement: Additional coverage not provided in the title insurance Policy.
- (o) Commitment: The form of the unilateral offer of the Insurer to the proposed Insured to issue a Policy of Title Insurance insuring the particular status of title to the Land described therein, subject to the satisfaction of specific requirements set forth therein and the payment of the applicable Premium(s) and other charges.
- (p) Premium: The separate charge for the issuance of a Commitment, Policy, Simultaneous Issue, Endorsement or Closing Services Insurance as provided in Section 2 herein. Notwithstanding, the applicable separate Premiums shall be aggregated as one single undivided Premium charge payable by the Insured.
- (q) Residential Transaction: A transaction that is defined by the NAIC as Residential (One to Four Family).

- (r) Prior Policy: An effective Policy that was issued within fifteen (15) years of the date a new Policy is issued and which describes all or a portion of the Land described in a new Policy.

**GP-9. APPLICABILITY:** The general provisions, rules, rates and forms contained herein apply to ANY Policy of Title Insurance issued that insures Land situated in North Carolina, regardless of where the Policy is issued. The rates and rules are comprehensive and encompass all the Premiums for the issuance of a Commitment, Policy, Simultaneous Issue, Endorsements and Closing Services Insurance currently authorized.

## North Carolina Title Insurance Rating Bureau

Effective March 1, 2012

### SECTION 2: SCHEDULE OF RATES AND RULES FOR TITLE INSURANCE

**PR – 1. Minimum Premium**

The minimum premium for Regular Rates and Reissue Rates shall be \$50.00

**PR-2. Regular Rates for a Loan and/or an Owner's Policy**

	<u>Rate Per Thousand</u>
Up to \$100,000	\$2.05
100,001 to 500,000	1.60
500,001 to 2,000,000	1.05
2,000,001 to 7,000,000	0.80
7,000,001 and above	0.55

**PR-3. ALTA Homeowner's Policy of Title Insurance and ALTA Expanded Coverage Residential Loan Policy**

The ALTA Homeowner's Policy of Title Insurance and ALTA Expanded Coverage Residential Loan Policy are available for qualifying improved one-to-four family residences at the applicable Rate plus an additional 20% of the Regular Rates.

**PR-4. Simultaneous Issue of Owner's and Loan Policies**

In all loan transactions, one or more Loan Policies may be issued simultaneously with an Owner's Policy covering Identical Property for a single premium, plus a Simultaneous Issue Premium charge of \$25 for each Loan Policy issued. All title insurance Rates apply to this category. When Policies are issued insuring both a first deed of trust and junior deeds of trust simultaneously with an Owner's Policy, the Policy Premium is determined by multiplying the applicable Rate by the higher of the coverage under the Owner's Policy, or the total of the coverage amounts under the Loan Policies, plus a Simultaneous Issue Premium of \$25 for each Loan Policy issued.

**PR-5. Reissue Rates**

When a Prior Policy has been issued on Identical Property within fifteen (15) years, the Rate shall be 50% of the Regular Rate up to the amount of the Prior Policy. Regular Rates shall apply to coverage amounts in excess of the Prior Policy amount. The Prior Policy or HUD-1 must be provided to the Insurer to receive the Reissue Rate.

When a Prior Policy has been issued to a Subdivider/Developer/Builder within fifteen (15) years, the Rate shall be 50% of the Regular Rate up to the sales price of the individual lot, unit, or tract subdivided from the Land originally insured. The Prior Policy or HUD-1 must be provided to the Insurer to receive the Reissue Rate.

**PR-6. Builders Revolving Lines of Credit Deed of Trust**

An additional Premium shall be charged once the aggregate coverage amount of each separate Property insured exceeds the amount of insurance shown on the Policy.

March 1, 2012

**PR-7. Equity Master, Master Home Equity Loan Policy, FACT, ALTA Residential Limited Coverage** (Junior Loan) or Other Similar Limited Coverage Policies  
As required by North Carolina General Statutes for all title insurance Policies, these Policies require the title opinion of a licensed North Carolina attorney.

<u>Policy Amount</u>	<u>Premium</u>
Up to \$100,000	\$ 45
\$100,001 to \$250,000	\$ 65
\$250,001 to \$500,000	\$135

Policy amount shall not exceed \$500,000.

**PR-8. Closing Services Insurance**

The Premium for Closing Services Insurance is as follows:

	<u>Rate Per Thousand</u>
Up to \$100,000	\$0.50
\$100,001 - \$500,000	\$0.10
\$500,001 and above, add	\$0.00

**PR-9. Commitment for Title Insurance Policy**

The Premium for the issuance of a Commitment is \$15.

**PR-10. Residential Endorsements**

For Residential Transactions only, an Endorsement Premium in the amount of \$20 shall be charged for each of the following ALTA Endorsements: ALTA Endorsement 5 (Planned Unit Development), ALTA Endorsement 8.1 (Environmental Protection) and ALTA Endorsement 9 (Restrictions, Encroachments, Minerals).