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**STEWART TITLE GUARANTY COMPANY  
SCHEDULE OF TITLE INSURANCE RATES,  
MANUAL OF CLASSIFICATIONS AND  
RULES AND PLANS RELATING THERETO  
FOR TITLE INSURANCE IN  
THE STATE OF ARIZONA**

This manual is for the use of Stewart Title Guaranty Company's ("Stewart" or "Underwriter") Title Insurance Policy Issuing Attorneys, Agents, and Offices. Any other use or reproduction of this manual is prohibited.

All inquiries concerning the charges for title insurance and forms in this manual should be directed to the following:

**John L. Killea**  
General Counsel  
Stewart Title Guaranty Company  
1980 Post Oak Blvd.  
Houston, Texas 77056  
jkillea@stewart.com

All inquiries concerning the filing of this manual should be directed to the following:

**Bob Burns**  
Vice President Regulatory Administrator  
Stewart Title Guaranty Company  
1980 Post Oak Blvd.  
Houston, Texas 77056  
bburns@stewart.com

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Stewart Title Guaranty Company – Arizona

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**BASIC TITLE INSURANCE RATES FOR  
APACHE, COCHISE, COCONINO, GILA, GRAHAM, GREENLEE, MARICOPA,  
MOHAVE, NAVAJO, PIMA, PINAL, SANTA CRUZ, AND YAVAPAI COUNTIES**

Schedule	Per \$5,000 Liability
Minimum up to \$30,000	\$368.50
Over \$30,000 up to \$40,000*, add	\$38.72
Over \$40,000 up to \$60,000*, add	\$32.27
Over \$60,000 up to \$90,000*, add	\$25.82
Over \$90,000 up to \$110,000*, add	\$19.36
Over \$110,000 up to \$200,000, add	\$16.17
Over \$200,000 up to \$400,000, add	\$14.78
Over \$400,000 up to \$1,000,000, add	\$12.61
Over \$1,000,000, add	\$9.24

\*For Maricopa County- the basic insurance rate up to and including \$100,000 shall be \$792

**BASIC TITLE INSURANCE RATES  
FOR LAPAZ AND YUMA COUNTIES**

Schedule	Per \$5,000 Liability
Minimum up to \$10,000	\$242.00
Over \$10,000 up to \$40,000, add	\$38.72
Over \$40,000 up to \$60,000, add	\$32.27
Over \$60,000 up to \$90,000, add	\$25.82
Over \$90,000 up to \$110,000, add	\$19.36
Over \$110,000 up to \$200,000, add	\$16.17
Over \$200,000 up to \$400,000, add	\$14.78
Over \$400,000 up to \$1,000,000, add	\$12.61
Over \$1,000,000, add	\$9.24

## TITLE INSURANCE GENERAL RULES

### A. Computation From Basic Rate

1. The rates shall always be applied on a per unit of insurance basis in multiples of \$5,000.00, including any fraction thereof, in accordance with the division of such units as set forth in the Basic Insurance Rate.
2. The Basic Rate or a percentage thereof when calculated may be rounded up to the nearest dollar.

### B. Property in Other States

The fees or charges for policies covering property situated in a state other than the State in which the order is received shall be at the rate of the County of the State in which the property is situated.

### C. Fair Value

The Fair Value shall be construed as the Full Value of the property, including encumbrances. Where a sale is not involved, the Fair Value shall be determined from all available information, i.e., amount of encumbrances, assessed value, etc. In no event shall it be less than the sum of the unpaid balances of the mortgages and/or contracts to which the property is subject.

### D. Assumption of Liability

Whenever documents of any kind are recorded in accordance with specific instructions which impose a definite liability upon the Company, the rate applicable for the type of policy normally issued covering such documents will accrue immediately upon recording. Any subsequent services rendered or assurances given shall be charged for in accordance with the appropriate charge, as provided herein, unless otherwise specifically set forth within this filing.

### E. Rates and Charges in Effect Prior to Filing

Rates and/or charges contracted for by a title insurer or agent prior to the effect of this filing and which deviate from this filing, shall remain in effect at the election of said title insurer or agent (or any other title insurer or agent) until expiration of said contract.

### F. Separate Sales or Exchanges (Different Owners)

Basic Charge applicable (Section 101) on each separate sale or seller involved.

The applicable charges apply on the amount of each individual sale even though there may be one common purchaser and the sales are handled concurrently in the same order and one or separate policies are issued. This section is not applicable to sales by holders of specified undivided interests. (Section G)

### G. Transfer of Undivided Interest (When Sold Separately from Remaining Interest)

Basic Charge applicable (Section 101) based upon the purchase price or the fair value thereof, whichever is the higher, and the type of insurance issued, for the interest transferred.

### H. Valuing Leaseholds (Refer to Section 301A)

No Charge for title insurance shall be less than the minimum charges set forth herein.

## CHAPTER I

### OWNER'S INSURANCE

#### 101 Basic Charge

Summary Account: The minimum charge is based upon the fair value of the estate or interest covered. If additional parcels are involved (Section 604) or if additional coverages are given or if additional work charges are necessary, all such additional charges shall be added to the Basic Insurance applicable.

1. Standard Coverage Owner's Policy - 100% of the Basic Insurance Rate
2. Extended Coverage Owner's Policy - 150% of the Basic Insurance Rate, up to \$5,000,000; any excess over \$5,000,000 is charged at 140% of Basic Insurance Rate
3. ALTA Homeowner's Policy of Title Insurance (1-4 Family Residences) - 110% of Basic Insurance Rate

#### 102 Increase of Owner's Insurance

Summary Account: The minimum of insurance where no transaction is involved:

1. Standard Coverage - 25% of the Basic Insurance Rate. Based upon the same type and amount of outstanding insurance (Minimum - \$100.00), plus an increased liability charge, if any, based upon the rate applicable for each additional unit of insurance issued in excess of the original amount.
2. If both are Extended Coverage Owner's Policy forms, the charge is 150% of the above up to \$5,000,000; excess over \$5,000,000 is 140%.
3. If the original is Standard Coverage Policy form and the new policy or endorsement is Extended Coverage Policy form, then to the charge shall be added an additional 50% of the Basic Rate up to \$5,000,000; excess over \$5,000,000 is additional 40% based upon the amount of the insurance issued for the additional coverage form of policy.

#### 105 Vendee's (Buyer's) Policy

Summary Account: Basic Charge applicable.

1. Standard Coverage
2. Extended Coverage

#### 106 Optionee's Policy

Summary Account:

1. Optionee's Policy - Basic Charge applicable (Section 101) based upon the amount paid for the option.

When an optionee agrees to obtain an Owner's Policy based upon the full purchase price of the property, if and when the option is exercised, and the optionee now requires a policy in an amount equal to the consideration paid for the option, said Optionee's Policy may be issued for such amount, provided that the Option is recorded or a copy thereof is held in insurer's file, then a memorandum must be recorded; that the policy is modified by

endorsement to terminate with the expiration date of the Option, and that the time period provided for in the Option does not exceed five years.

- A. Standard Coverage
  - B. Extended Coverage
2. Final Policy - Basic Charge applicable (Section 101) based upon the full purchase price.
- A. Standard Coverage
  - B. Extended Coverage
3. Original Policy for Full Value - if the Optionee requires that the initial policy be issued for the full value of the property, and then dated down to the date the option is exercised vesting title in the optionee:
- A. Initial Policy - Basic Charge applicable (Section 101)
    - 1) Standard Coverage
    - 2) Extended Coverage
  - B. Bringdown - 25% of the Basic Charge applicable (Section 101), same rules as Section 102
    - 1) Standard Coverage
    - 2) Extended Coverage
    - 3) Standard Coverage to Extended Coverage

107 Purchase, Improvement and Sale of Property With a Lease Back

Summary Account:

- 1. Initial Policy - 100% of the Basic Charge applicable for type of coverage required.
  - A. Standard Coverage
  - B. Extended Coverage
- 2. Final Policy - 100% of the Basic Charge applicable for amount and type of coverage required, less 75% of the charge made under A, above.
  - A. Standard Coverage
  - B. Extended Coverage

The charges set forth in A and B herein apply to an all-inclusive service for Owner's insurance on the following type of transaction:

"X" purchases property for the purpose of developing the property with certain improvements, and "X" has agreed to transfer the land and improvements upon completion thereof to "Y", the ultimate investor, and "Y" has agreed to execute a lease back of the premises to "X".

On the initial purchase by "X" the policy is issued for the amount of the purchase price of the land at the charge shown in "A" herein. On the transfer of title to "Y", the final policy is issued for the full ultimate purchase price of the land and improvements at the charge shown in "B" herein.

The provisions of this section are applicable only if the final policy to the ultimate purchaser is issued within twelve (12) months from the expiration date of the statutory period or filing mechanic's liens. Subsequent to said date, the charge for the final policy to Investor "Y" shall be the Basic Charge applicable (Section 101) without credit for the amount shown in "A" herein.

**Note:** The above charges do not include special lenders or leasehold policies, if such are required. The insurance rate applicable thereto shall be made in addition to the charges herein specified.

108 Owner's Policy Following a Trustee's Sale, Litigation Guarantee, Deed in Lieu of Forfeiture (See Chapter V, Sections 501, 504 and 524)

Summary Account:

1. Standard Coverage - From Section 501A
2. Extended Coverage - From Section 501A
3. Standard Coverage - From Section 504A
4. Standard Coverage - From Section 524 - Note 1
5. Extended Coverage - From Section 524 - Note 1

109 Third Party Transactions

Summary Account: This rate is available in cases where the applicant is taking title to the property with the intention of conveying the same to a third party. The title policy may be held and issued to the ultimate purchaser within three (3) years.

- A. Charge: 125% of the applicable insurance rate for the type of policy coverage requested which charge is payable upon first acquisition.

If the amount of the resale is greater than the amount of the first acquisition, then an increased charge shall be made at the applicable per unit rate for the amount of the increase.

If the property is split for resale, then a pro-rated amount of the original charge for title insurance will be credited to the charge for each policy issued on the property.

1. Standard Coverage
2. Extended Coverage

110 Additional Coverage in Owner's Policy

Summary Account:

- A. Minimum of 25% of the Basic Insurance Rate, with a minimum charge of \$50.00 based upon the amount of the Owner's Policy. (Schedule B, Part II)

1. Standard Coverage

Loss by reason of encumbrance or defects other than the printed exceptions in Part 1 of Schedule B may be insured against by an appropriate endorsement (See B below)

B. Partial Extended Coverage for Owner

The Standard Coverage Policy form may be expanded to provide additional coverage to an owner as to one or more of the matters excluded from the coverage by Part 1 of Schedule B of said policy, by an endorsement thereto, which would affirmatively assure the insured against loss which said insured may sustain by reason thereof, for the following charge:

- |   |   |
|---|---|
| 1. Any tax or assessment matters not disclosed of record  | 10% of the Basic Insurance Rate<br>(Minimum \$100.00) |
| 2. Any facts, rights or claims not of record, but which would be disclosed by inspection or inquiry | 25% of the Basic Insurance Rate<br>(Minimum \$100.00) |
| 3. Any easement, claims of easements or encumbrances not disclosed of record                        | 25% of the Basic Insurance Rate<br>(Minimum \$100.00) |
| 4. Any matters as disclosed by a correct survey   | 25% of the Basic Insurance Rate<br>(Minimum \$100.00) |

116 Vendor's (Seller's) Policy

Summary Account: Sale by Vendor (Owner) subject to Vendee's (Buyer's) interest under Contract for Sale of Real Estate.

- A. When policy insuring Vendee has been issued: 50% of the Basic Insurance Rate, based upon remaining principal due under contract. (Minimum Charge \$ 323.00, \$656 in Maricopa County)
1. Standard Coverage
  2. Extended Coverage
- B. When no previous Vendee's policy issued: 100% of the Basic Insurance Rate, based upon the remaining principal due under contract.
1. Standard Coverage
  2. Extended Coverage

117 Mineral Interest

Summary Account: A policy covering the ownership of the mineral interest where such is separated from the surface ownership, may be issued in an amount which is agreed upon between the applicant for insurance and the insurer.

- A. 200% of the Basic Insurance Rate (Minimum Charge \$423.00)
1. Standard Coverage

118 Owner's Policy and Vendee's (Buyer's) Policy

Summary Account: When an Owner's Policy and a Vendee's Policy are issued simultaneously, the charge shall be 130% of the applicable insurance rate, based upon the amount of the larger policy, plus \$50.00 for additional policy written.



1. Standard Coverage
2. Extended Coverage

119 Churches/Religious Institutions

Summary Account: 50% of the applicable rate to the type of coverage requested. (Minimum Charge \$323.00, \$656 in Maricopa County)

1. Standard Coverage
2. Extended Coverage

This rate applies only to property used in the ordinary activities of a church/religious institution; the title insurance fee for which is, according to custom, chargeable to such church/religious institution and does not apply to fees for special insurance or special services.

120 Re-Issue (Owner's) – This Section Withdrawn From Further Use (April, 2010) in all counties except Yuma and Pima Counties

Summary Account: Upon surrender of an existing Owner's title insurance policy by the existing insured, a new policy will be issued, covering the same property for a rate of 75% of the applicable insurance rate. This rate is applicable only to single family, one to four units, residential property. The existing policy or evidence of prior insurance shall be furnished for re-issue prior to the expiration of two (2) years from effective date of said policy. (Minimum charge \$323.00)

1. Standard Coverage
2. Extended Coverage

121 Re-Issue (5-year Owner's) – This Section Withdrawn From Further Use (April, 2010) in all counties except Yuma and Pima Counties

Summary Account: Upon the surrender of an existing Owner's title insurance policy of any company by the party to be insured, a new policy will be issued, covering the same property for a rate of 80% of the applicable insurance rate. This rate is applicable only to single family, one to four units, residential properties. The existing policy or evidence of prior insurance shall be furnished for reissue prior to the expiration of five (5) years from the effective date of said policy. (Minimum charge \$323.00)

1. Standard Coverage
2. Extended Coverage

122 Timeshare/Interval Interest (Standard Coverage)

Summary Account:

For Central Processing/Vendor Contracted accounts the following will apply:

\$150 up to \$7,000  
\$250 from \$7,001 to \$60,000

## CHAPTER II

### LENDER'S INSURANCE

The provisions contained in this section are applicable insurance issued for the benefit of a lender or his assignee.

The minimum charge shall be based upon an amount no less than that portion of the encumbrances allocated to the property covered and contemplates a single parcel or chain of title. If additional parcels or chains of title are involved (Section 604) or if additional work charges are necessary, such additional charges shall be added to the insurance rate applicable.

#### 201 Basic Charge

Summary Account: (No Concurrent Owner's Insurance)

##### A. Standard Coverage Policy

If no transfer requiring Owner's Insurance is involved                      80% of Basic Insurance Rate

##### B. Loan Policy Extended Coverage

If no transfer requiring Owner's Insurance is involved                      120% of Basic Insurance Rate

##### C. ALTA Expanded Coverage Residential Loan Policy, ALTA Expanded Coverage Residential Loan Policy-Assessments Priority, ALTA Expanded Coverage Residential Loan Policy-Current Assessments and ALTA Short Form Expanded Coverage Residential Loan Policy, ALTA Short Form Expanded Coverage Residential Loan Policy-Assessments Priority, ALTA Short Form Expanded Coverage Residential Loan Policy-Current Assessments

The ALTA Expanded Coverage Residential Loan Policy has been designed to afford lenders who make loans secured by one-to-four family residential property many of the same expanded coverages provided to consumers by the ALTA Homeowner's Policy of Title Insurance as well as a number of additional coverages unique to lenders. The policy will be available in both a "long form" and a "short form" version. This is the ALTA expanded coverage loan policy.

The ALTA Expanded Coverage Residential Loan Policy - Assessments Priority provides additional coverage to lenders regarding lack of priority of the lien of the Insured Mortgage over the lien of certain assessments.

ALTA Short Form Expanded Coverage Residential Loan Policy - Assessments Priority is the Short Form version of the ALTA Expanded Coverage Residential Loan Policy. It incorporates the insuring provisions, exclusions and conditions of that ALTA policy. It provides additional coverage to lenders regarding lack of priority of the lien of the Insured Mortgage over the lien of certain assessments.

The ALTA Expanded Coverage Residential Loan Policy - Current Assessments provides additional coverage to lenders for certain assessments imposed at Date of Policy.

The ALTA Short Form Expanded Coverage Residential Loan Policy - Current Assessments is the Short Form version of the ALTA Expanded Coverage Residential Loan Policy. It incorporates the insuring provisions, exclusions and conditions of that

ALTA policy. It provides additional coverage to lenders for certain assessments imposed at Date of Policy.

The charge for these policies shall be 125% of the Basic Insurance Rate, plus any additional charges for endorsements, if any, issued separately or included in the Loan policy coverages.

202 Summary Account: (Simultaneous with Owner's at Full Value)

A. Loan Policy Standard Coverage

1. If concurrently with Standard Owner's Insurance issued for full value of land and improvements. \$100.00 for Lender's Policy

B. Loan Policy Extended Coverage

1. If concurrently with Standard Owner's Insurance issued for the full value of the land and improvements 60% of the Basic Insurance Rate
2. If concurrently with Extended Owner's Insurance issued for the full value of the land and improvements \$100.00 for Lender's Policy  
\$200 for Santa Cruz only
3. If issued within 120 days from the issuance of a Standard Owner's Insurance for the full value of the land and improvements The amount charged in B.1. above plus an additional \$356.00, (\$722.00 in Maricopa County)
4. If issued within 120 days from the issuance of an extended Owner's Insurance for the full value of the land and improvements \$466.00 for Lender's Policy

C. Loan Policy with Increased Owner's Policy

1. An outstanding Owner's Policy covering an unimproved parcel or parcels may be increased in the additional amount of a construction loan to qualify under this Section (See Section 102 for Owner's Rate). If done within 180 days of original issuance, the 25% charge in Section 102 will not apply.

D. Concurrent Construction Loan

1. For the purpose of 202, A, 1 and B, 2 and 3, "Concurrently" shall include the case where a construction loan is recorded and policy issued within 120 days after completion of construction and the original loan is assumed by purchaser.

204 Interim (Construction) Mortgage and Take-Out Mortgage

Summary Account: The following charges are applicable for construction and take-out mortgages (Paragraphs A and B apply to non-residential type property; Paragraph C applies to residential properties):

A. Interim or Construction Mortgage: 100% of the applicable insurance rate (Section 201 or 202), for the amount and type of coverage required.

1. Standard Coverage
2. ALTA Coverage

B. Take-Out Mortgage or Permanent Mortgage

100% of the applicable Insurance rate (Section 201/202) for type of coverage required, less credit of 70% of premium paid under A, above, if take-out or permanent mortgage policy is issued within two (2) years of the recording of the Notice of Completion and/or the date of the Certificate of Occupancy by the appropriate governmental body.

1. Standard Coverage
2. ALTA Coverage

If take-out or permanent mortgage policy is issued after time provided in 1 above, applicable insurance rate (Section 201/202) for type of coverage required, no credit.

The charges set forth in A and B above do not apply to single family, condominiums, townhouses and other similar residential properties, where a fee or lesser interest is conveyed to ultimate occupants, which are provided for under Paragraph C below.

#### RESIDENTIAL PROPERTIES

C. The following charges are applicable for interim financing on single family, condominiums, townhouses and other similar residential properties where a fee or less interest is conveyed to ultimate occupants:

1. There will be no charge made for title reports issued in connection with interim financing unless a Lender's Policy of title insurance is required by the Lender.
2. If Lender's Policy is required, the following rate shall apply: 25% of the Applicable Insurance Rate. No portion of the above amount shall be credited against subsequent charges. (Minimum Charge: \$150.00)
  - a. Standard Coverage
  - b. ALTA Coverage

Multiple Loan Policies - Refer to Chapter VI, Section 609

#### 205 Standard Loan Policy in Connection with ALTA

Summary Account: The charge for Standard Coverage Policy insuring a second loan issued concurrently with an ALTA Loan Policy Additional Coverage, shall be figured on an increased liability basis at the insurance rate applicable for each unit of insurance based upon the face amount of the second loan plus \$100.00 for an additional policy.

1. Standard Coverage

206 Extension or Modification of Insured Mortgage, But Not Covering Additional Advances Under Section 208

Summary Account: Policies or Endorsements issued covering an Agreement extending or modifying the terms of an insured mortgage are issued at the charges herein specified, based upon the unpaid balance of the encumbrance:

1. 40% of the applicable insurance rate, if the original and the new coverage are both Standard Form. (Minimum charge \$150.00.)
2. 40% of the applicable insurance rate, if the original and the new coverage are both ALTA Form. (Minimum charge \$150.00.)
3. 50% of the applicable insurance rate, if the original coverage is Standard Form and the new coverage is ALTA Form. (Minimum charge \$150.00.)

**Note:** If a parcel charge applies to original coverage, then a parcel charge applies to a new policy or endorsement.

207 Refinancing of Existing Mortgages

Summary Account: Policies covering a new loan given for the sole purpose of revamping or replacing an insured loan may be issued for the charges herein specified, based upon the amount of the new loan. The charges herein specified shall be applicable only wherein the Borrower and the property are the same as shown on the encumbrance insured by the outstanding policy. Otherwise Section 201 or 202 shall be applicable.

- A. 65% of the applicable insurance rate, if the original and the new coverage are both Standard Form or if the original coverage is ALTA Form and the new coverage is Standard Form. (Minimum: \$356.00 except for Pima County which shall be \$264.00 min.) For those Lenders closing more than 100 loans, the rate shall be 50% of the applicable insurance rate and the maximum endorsement charge for any individual endorsement issued with the policy shall be \$50.00. For those loans \$100,000 or less for property in Maricopa County, the rate shall be 50% of the applicable insurance rate.
- B. 65% of the applicable insurance rate, if the original and new coverage are both ALTA Form. (Minimum: \$356.00) For those Lenders closing more than 100 loans, the rate shall be 50% of the applicable insurance rate and the maximum endorsement charge for any individual endorsement issued with the policy shall be \$50.00. For those loans \$100,000 or less for property in Maricopa County, the rate shall be 50% of the applicable insurance rate.
- C. 75% of the applicable insurance rate, if the original coverage is Standard Form and the new coverage is ALTA Form. (Minimum: \$356.00) For those Lenders closing more than 100 loans, the rate shall be 65% of the applicable insurance rate and the maximum endorsement charge for any individual endorsement issued with the policy shall be \$50.00. For those loans \$100,000 or less for property in Maricopa County, the rate shall be 50% of the applicable insurance rate.
- D. For Affiliates and for those Counties wherein no Affiliate has title plant access, the following rates\* will apply for high volume "HV" (for lenders closing more than 100 transactions monthly) and very high volume "VHV" transactions (for those lenders closing more than 300 transactions monthly):

	HV	VHV
Up to 125,000 .....	627.....	506
125,001 up to 250,000.....	770.....	506
250,001 up to 500,000.....	1133.....	671
500,001 up to 750,000.....	1353.....	990
750,001 up to 1,000,000.....	1353.....	1073
1,000,001 up to 1,250,000.....	1463.....	1463
1,250,001 up to 1,500,000.....	1573.....	1573
1,500,001 up to 2,000,000.....	1683.....	1683

\*These rates are inclusive of the following customary endorsements: ALTA 4, ALTA 4.1, ALTA 5, ALTA 5.1, ALTA 6, ALTA 6.2, and ALTA 8.1.

E. For Stewart independent title agents, the following rates will apply:

1. Standard Form: Fifty Percent (50%) of the applicable insurance rate. (Minimum: \$356.00)

2. ALTA Form:

<u>Amount of Insurance</u>	<u>Rate*</u>
Up to \$250,000 .....	\$430
\$250,001 to \$500,000.....	\$580
\$500,001 to \$750,000.....	\$730
\$750,001 to \$1,000,000 .....	\$880
Over \$1,000,000.....	Fifty Percent (50%) of the applicable insurance rate based on the new loan amount

\*These rates are inclusive of the following customary endorsements: ALTA 4, ALTA 4.1, ALTA 5, ALTA 5.1, ALTA 6, ALTA 6.2, and ALTA 8.1.

3. This paragraph (E) does NOT apply to construction loans. Please refer to paragraphs A, B, or C above.

4. No additional discounts are permitted.

208 Additional Advance, But Not Including Charges Under Section 206

Summary Account: Additional advances evidenced by additional notes under insured mortgage may be insured by either an endorsement to an outstanding policy issued by the same insurer or the issuance of a new policy for the following charges:

A. Insured Mortgage - 100% of the applicable insurance rate for the type and amount of coverage requested based upon the amount of the advance only. (Minimum \$100.00)

1. Standard Coverage
2. ALTA Coverage

This charge does not include coverage under any extension or modification of existing loan.

If a parcel charge is applied to original coverage, then a parcel charge applies to a new policy or endorsement.

B. Non-Insured Mortgage - The full applicable insurance rate applicable to the type of coverage requested based upon the full amount of the loan, including additional advances. (Section 201 or 202)

1. Standard Coverage
2. ALTA Coverage

209 Assignment of Mortgage

Summary Account: The charge for covering an assignment of a previously insured mortgage is based upon the unpaid balance of the encumbrance. In the event the assignment is made to secure a collateral loan, the charge is then based upon the amount of the collateral.

A. Insurance by Policy - Insured Owner of the indebtedness:

1. 50% of the applicable insurance rate, if the original and the new coverage are both Standard Form. (Minimum charge \$150.00.)
2. 50% of the applicable insurance rate, if the original and the new coverage are both ALTA Form. (Minimum charge \$150.00.)
3. 60% of the applicable insurance rate, if the original coverage is Standard Form and the new coverage is to be an ALTA Form. (Minimum charge \$150.00.)

Non-Insured Owner of the indebtedness - the full insurance rate applicable to the type of coverage requested. (Section 201 or 202)

Where multiple assignments by the same mortgagee under insured mortgages are recorded concurrently, the charge shall be based upon the aggregate unpaid balance of the loan at the rates provided for above, plus \$100.00 for each policy of title insurance or loan insured over one.

B. Policies Held Open or Held for Endorsements to insure an Assignment or Mortgage.

1. Policy Held Open - A Lender's policy will be held open (not dated) to reflect an Assignment of Mortgage and Endorsement No. 1 will be attached to a policy insuring an Assignment of Mortgage for a period of 120 days from the date of recording the mortgage or in case of a construction loan mortgage, from the date of final funding for the following charge: \$100.00

**Note:** After expiration of said 120 days, Paragraph 209 applies - Codes 1 - 3

2. Policy Held for Endorsement - A Lender's Policy dated as of the date of the recording of the mortgage will be held for partial Bringdown Endorsement Number 1.

Charge: \$100.00 for each endorsement.

Refer to Chapter VII - Endorsements for Codes.

210 Additional Coverage in Loan Policy

Summary Account:

- A. Minimum of 25% of the Basic Insurance Rate with a minimum charge of \$100.00 based upon the amount of the loan. (Schedule B, Part II)

1. Standard Coverage

Loss by reason of encumbrances or defects, other than the printed exceptions in Part 1 of Schedule B (See B below) may be insured against by an appropriate endorsement.

B. Partial Extended Coverage for a Lender

The Standard Coverage Policy Form may be expanded to provide additional coverage to a Lender as to one or more of the matters, or any portion thereof, excluded from the Coverage by Part 1 of Schedule B of said Policy by an endorsement thereto which would affirmatively assure the insured against loss which said insured may sustain by reason thereof for the following additional charges.

- |   |  |
|---|--|
| 1. Any tax or assessment matters not disclosed of record  | 10% of the Basic Insurance Rate (Minimum \$100.00) |
| 2. Any facts, rights or claims not of record, but which would be disclosed by inspection or inquiry | 25% of the Basic Insurance Rate (Minimum \$100.00) |
| 3. Any easement, claims of easements or encumbrances not disclosed of record                        | 25% of the Basic Insurance Rate (Minimum \$100.00) |
| 4. Any matters as disclosed by a correct survey   | 25% of the Basic Insurance Rate (Minimum \$100.00) |

214 Loan on More Than One Parcel When Coupled with the Issuance of an Owner's Policy on the Purchase of One or More Parcels

Summary Account:

A. Lender's Policy - Will be issued on both previously owned and newly acquired property for the full amount of loan allocated to the previously owned property for the following charges:

- |   |   |
|---|---|
| 1. Standard Form Policy                 | 80% of the Basic Insurance Rate   |
| 2. ALTA Loan Policy Additional Coverage | 120% of the Basic Insurance Rate calculated on amount allocated to previously owned property, plus 50% of the Basic Insurance Rate for the amount of the loan allocated to acquired property. |

215 Bondholder's Policies

Summary Account: The Basic Insurance Rate applicable to the type of insurance issued. Minimum shall be on the amount of the bonds allocated to the property covered.

1. Standard Coverage
2. ALTA Coverage

216 Churches/Religious Institutions

Summary Account: 50% of the applicable rate to the type of coverage requested. (Minimum Charge: \$323.00)



This rate applies only to property used in the ordinary religious activities of a church/religious institution; the title insurance fee for which is, according to custom, chargeable to such church/religious institution and does not apply to fees for special insurance or special services.

1. Standard Coverage
2. Extended Coverage

217 Home Equity Policy Limited Liability Policy and ALTA Residential Limited Coverage Junior Loan Policy and ALTA Short Form Residential Limited Coverage Junior Loan Policy with Addendum

Summary Account:

- A. These Policies may be issued to the insured when the insured wants limited liability based upon a search for specific types of interest from the public record. The charge for this type of policy for liability up to \$100,000 shall be \$100.00, with a charge of \$2.00 per thousand for any amount over. The minimum shall be \$100.00.
- B. Bulk Rate: This rate is only available to lenders who place 50 or more orders per month. The premium shall be \$75.00 for policies with a liability of \$200,000.00 or less. The premium includes, when requested, Endorsements 100.31 and 100.32.

218 ALTA Residential Limited Coverage Mortgage Modification Policy

The ALTA Residential Limited Coverage Mortgage Policy may be issued in connection with a modification of a mortgage by an institutional lender covering one-to-four residential real property or condominiums. The charge for the ALTA Residential Limited Coverage Mortgage Modification Policy shall be \$150.00. The rate shall not include any charges for separate services, including abstracting or search services, or recording, that are provided to institutional lenders.

### CHAPTER III LEASEHOLD INSURANCE

The provisions contained in this Section are applicable to title insurance issued upon a Leasehold estate or interest created or held by a Lessee or a Lender.

301 Leasehold Including Assignment and Modification Thereof (Other than Oil, Gas or Mineral Leases: Section 305)

Summary Account:

A. Leasehold Insurance

- |  |  |
|--|--|
| 1. Standard Coverage Policy                          | 100% of the Basic Insurance Rate   |
| 2. ALTA Leasehold Owner's Policy (Extended Coverage) | 150% of the Basic Insurance Rate up to \$5,000,000.00 and excess over \$5,000,000.00 at 140% |

The insurable interest of such Leasehold estate shall be based upon the following formulas:

- a. When the term of the Lease is less than fifty (50) years, then an amount equal to the proportionate part of the fair value of the land and existing improvements as the term of the Lease bears to fifty (50) years.
- b. When the term of the lease is fifty (50) years or more, an amount equal to the fair value of the land and existing improvements.
- c. If the loan is also included on the Leasehold estate, the insurable interest shall be not less than the amount of the loan or the amount produced by the above formulas, whichever is greater.
- d. Insurance in excess of the minimum amount may be issued for 100% of the applicable insurance rate per unit of insurance in excess of said minimum.

302 Leasehold - Owner's Insurance and Lessee Insurance (Combination Rate)

Summary Account: When Owner's Policy and Lessee's Policy are issued simultaneously, the charge shall be 130% of the applicable insurance rate, based upon the amount of the larger policy, plus \$100.00 for additional policy written.

1. Standard Coverage
2. Extended Coverage

**Note:** Lender's Leasehold Insurance is subject to the same charges applicable to Lender's insurance as set forth in Section 201, substituting the word "Lessee's" for the word "Owner" wherever used. The minimum charge is based upon the amount of the loan.

**Note:** Additional Coverage in Leasehold Policy

- A. Lessee Insurance - Refer to Section 110
- B. Lender's Insurance - Refer to Section 210

305 Oil, Gas or Mineral Leaseholds

Summary Account:

1. Lessee Insurance

Basic Charge: 250% of the Basic Insurance Rate, minimum \$500.00, based upon the amount of insurance as agreed upon by and between the Company and the applicant for insurance.

Assignments or Modifications

Insured Leaseholds

2. 125% of the Basic Insurance Rate, based upon the amount of insurance on the outstanding policy, minimum \$323.00, plus 250% of the Basic Insurance Rate for each unit of Insurance in excess of the amount shown on the outstanding policy.

Non-Insured Leaseholds

3. 250% of the Basic Insurance Rate minimum of \$500.00, based upon the amount of insurance as agreed upon by and between the Company and the applicant for insurance.

Lender's Lease Insurance

4. Standard Coverage

100% of the Basic Insurance Rate based upon the amount of the loan.

5. Extended Coverage

250% of the Basic Insurance Rate based upon the amount of the loan.

6. Standard Leasehold coverage to a Lender issued concurrently with a Leasehold Policy. Charge: \$100.00

Production Payment Loan Policies

7. 250% of the Basic Insurance Rate, minimum \$500.00, based upon the amount of the loan.

## CHAPTER IV

### COMMERCIAL, DEVELOPER, INVESTOR RATE APACHE, COCHISE, COCONINO, GILA, GRAHAM/GREENLEE, LA PAZ & NAVAJO ONLY

#### 401 Commercial, Developer and Investor Rate

Summary Account: This rate is available to developers, contractors, and investors, customarily engaged in such business and builders and subdividers who do not qualify under Section 402.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$10,000,000	65% of the applicable insurance rate for the type of insurance requested
\$10,000,001 to \$35,000,000	60% of the applicable insurance rate for the type of insurance requested
\$35,000,001 to \$85,000,000	55% of the applicable insurance rate for the type of insurance requested
\$85,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the Company.

**CHAPTER IV**  
**COMMERCIAL, DEVELOPER, INVESTOR RATE**  
**YUMA COUNTY ONLY**

401 Commercial, Developer and Investor Rate

Summary Account: This rate is available to developers, contractors, and investors, customarily engaged in such business and builders and subdividers who do not qualify under Section 402.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$10,000,000	65% of the applicable insurance rate for the type of insurance requested
\$10,000,001 to \$35,000,000	60% of the applicable insurance rate for the type of insurance requested
\$35,000,001 to \$85,000,000	55% of the applicable insurance rate for the type of insurance requested
\$85,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the Company.

402 Residential Builders and Subdividers

This rate is available to residential builders and subdividers of one to four family units, customarily engaged in such business.

Charge: 60% of the applicable insurance rate for the type of insurance requested.

1. Standard Coverage
2. Extended Coverage

## CHAPTER IV

### COMMERCIAL, DEVELOPER, INVESTOR RATE MARICOPA, MOHAVE AND PINAL COUNTY ONLY

#### 401 Commercial, Developer and Investor Rate

Summary Account: This rate is available to developers, contractors, and investors, customarily engaged in such business and builders and subdividers who do not qualify under Section 402.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$10,000,000	70% of the applicable insurance rate for the type of insurance requested
\$10,000,001 to \$35,000,000	60% of the applicable insurance rate for the type of insurance requested
\$35,000,001 to \$85,000,000	55% of the applicable insurance rate for the type of insurance requested
\$85,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the Company.

#### 402 Residential Builders and Subdividers

This rate is available to residential builders and subdividers of one to four family units, customarily engaged in such business. The amount of the adjustment is dependent upon the number of units.

Number of units shall be determined by adding the number of units being developed in recorded subdivisions and the number of proposed units in additional parcels, all of which are controlled by the builder/developer.

This rate is only applicable to those premiums which are being paid for by the builder/developer, and is not available on premiums charged for endorsements, nor can it be applied to any portion of a premium which is calculated at less than the full applicable rate.

Owner's or Lender's Policies:

1-499 units	60% of applicable premium
500-1,199 units	50% of applicable premium
1,200 or more units	30% of applicable premium, issued with the Owner's premium being a minimum of \$200.00.

**CHAPTER IV**  
**COMMERCIAL, DEVELOPER, INVESTOR RATE**  
**PIMA COUNTY ONLY**

401 Commercial, Developer and Investor Rate

Summary Account: This rate is available to developers, contractors, and investors, customarily engaged in such business and builders and subdividers who do not qualify under Section 402.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$10,000,000	65% of the applicable insurance rate for the type of insurance requested
\$10,000,001 to \$35,000,000	60% of the applicable insurance rate for the type of insurance requested
\$35,000,001 to \$85,000,000	55% of the applicable insurance rate for the type of insurance requested
\$85,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the Company.

402 Residential Builder Subdividers

Summary Account: This rate is for builders and buyers of new one (1) to four (4) family residential property.

Charge: \$25.00 per Owner's policy from \$.00 through any amount.

## CHAPTER IV

### COMMERCIAL, DEVELOPER, INVESTOR RATE SANTA CRUZ COUNTY ONLY

#### 401 Commercial, Developer and Investor Rate

Summary Account: This rate is available to developers, contractors, and investors, customarily engaged in such business and builders and subdividers who do not qualify under Section 402.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$10,000,000	65% of the applicable insurance rate for the type of insurance requested
\$10,000,001 to \$35,000,000	60% of the applicable insurance rate for the type of insurance requested
\$35,000,001 to \$85,000,000	55% of the applicable insurance rate for the type of insurance requested
\$85,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the Company.

#### 402 Residential Builder Rate

Summary Account: This rate is available to residential builders engaged in such business in Santa Cruz County.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$3,000,000	65% of the applicable insurance rate for the type of insurance requested
\$3,000,001 to \$7,500,000	60% of the applicable insurance rate for the type of insurance requested
\$7,500,001 to \$10,000,000	55% of the applicable insurance rate for the type of insurance requested
\$10,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the company.



**CHAPTER IV**  
**COMMERCIAL, DEVELOPER, INVESTOR RATE**  
**YAVAPAI COUNTY ONLY**

401 Commercial, Developer and Investor Rate

Summary Account: This rate is available to developers, contractors, and investors, customarily engaged in such business and builders and subdividers who do not qualify under Section 402.

<u>Amount of Liability</u>	<u>Rate</u>
\$0 to \$10,000,000	65% of the applicable insurance rate for the type of insurance requested
\$10,000,001 to \$35,000,000	60% of the applicable insurance rate for the type of insurance requested
\$35,000,001 to \$85,000,000	55% of the applicable insurance rate for the type of insurance requested
\$85,000,001 and over	50% of the applicable insurance rate for the type of insurance requested

The amounts shown above for the type of insurance requested may be calculated upon aggregate liability of the Company.

402 Residential Builders and Subdividers

This rate is available to residential builders and subdividers of one to four family units, customarily engaged in such business.

Charge: 65% of the applicable insurance rate for the type of insurance requested, for 1-349 lots in a planned project.

Charge: 55% of the applicable insurance rate for the type of insurance requested, for 350 or more lots in a planned project.

1. Standard Coverage
2. Extended Coverage

## CHAPTER IV

### COMMERCIAL, DEVELOPER, INVESTOR RATE

#### 403 High Volume Rate for Commercial/Industrial/Multi-Housing Transactions

This rate is available for high volume transactions which are commercial, industrial or multi-housing (apartments) in nature wherein the buyer/borrower or seller will be or has been responsible for the generation of \$100,000,000.00 of title insurance liability on an annual basis. The rate, further delineated below, shall be for the issuance of policies for owners/lenders/leasehold coverages and the premium shall be not less than the result of the below-calculated rates, including standardized endorsements, nor more than as provided elsewhere in this manual.

- A. Owners and Lenders coverage: The rate calculated shall be in the normal course except Section 401 shall be applicable and apply to the entire premium and calculated at 20% less than the rate set forth herein for standard and 16.67% less than the rate for extended, the lowest percentage noted in sections 101, 201 and 401 shall be applied; the basic rate shall be considered \$1.50 per \$1,000.00 of liability (i.e. \$0.45 per thousand for standard and \$0.50 per thousand for extended). If there is an allocation between the parties of a sale transaction for the premium between standard and extended, then the premium allocation on an extended policy shall be \$0.35 per thousand for the standard portion and \$0.15 per thousand on the extended portion. If the amount generated as referenced in the first paragraph above is \$25,000,000, then the applicable charges shall be \$0.67 per thousand for standard coverage and \$0.72 for extended coverage. If there is an allocation between the parties of a sale transaction for the premium between standard and extended, then the premium allocation on an extended policy shall be \$0.48 per thousand for the standard portion and \$0.24 per thousand on the extended portion. If the amount generated as referenced in the first paragraph above is \$15,000,000, then the applicable charges shall be \$0.80 per thousand for standard coverage and \$1.05 for extended coverage. If there is an allocation between the parties of a sale transaction for the premium between standard and extended, then the premium allocation on an extended policy shall be \$0.70 per thousand for the standard portion and \$0.35 per thousand on the extended portion.
- B. Leasehold coverage: The rate calculated shall be in the normal course except that Section 401 shall be applicable and apply to the entire premium and calculated at 20% less than the rate set forth herein for standard and 16.67% less than the rate for extended, the lowest percentage noted in sections 301 and 401 shall be applied; the basic rate shall be considered \$1.50 per \$1,000.00 of liability (i.e. \$0.45 per thousand for standard and \$0.50 per thousand for extended). If there is an allocation between the parties for the premium between standard and extended, then the premium allocation on an extended policy shall be \$0.35 per thousand for the standard portion and \$0.15 per thousand on the extended portion. If the amount generated as referenced in the first paragraph above is \$25,000,000, then the applicable charges shall be \$0.67 per thousand for standard coverage and \$0.72 for extended coverage. If there is an allocation between the parties for the premium between standard and extended, then the premium allocation on an extended policy shall be \$0.48 per thousand for the standard portion and \$0.24 per thousand on the extended portion. If the amount generated as referenced in the first paragraph above is \$15,000,000, then the

applicable charges shall be \$0.80 per thousand for standard coverage and \$1.05 for extended coverage. If there is an allocation between the parties of a sale transaction for the premium between standard and extended, then the premium allocation on an extended policy shall be \$0.70 per thousand for the standard portion and \$0.35 per thousand on the extended portion.

## CHAPTER V

### TRUSTEE SALE GUARANTEE, LITIGATION GUARANTEE, DEED IN LIEU OF FORFEITURE REPORTS

#### 501 Trustee Sale Guarantee (Deeds of Trust)

##### Summary Account

A. Basic Charge: 50% of the Basic Insurance Rate, except for Pima County, which will be 65% of the Basic Rate, based upon the unpaid balance due on the Note secured by the Deed of Trust. (Minimum: \$323.00 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year. For property located in Maricopa County, the minimum shall be \$500 except the minimum shall be \$400 for high volume orders which anticipate more than 10 orders a year) This base fee includes three (3) Continuation Reports issued prior to sale. Additional Continuation Reports will be charged for at \$50.00 each. No Continuation Reports will be issued after the sale. This charge does not include charges for copies of instruments. If copies of instruments are requested, they will be charged for pursuant to Section 615.

OR

B. 90% of the Basic Insurance Rate, except for Pima County, which will be 85% of the Basic Rate, (Minimum \$323.00 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year. For property located in Maricopa County, the minimum shall be \$500 except the minimum shall be \$400 for high volume orders which anticipate more than 10 orders a year) based upon the unpaid balance due on the note secured by the Deed of Trust. No additional charges are allowed for continuation reports issued up to the date of the Trustee's Sale. The number of such reports is not limited; however, under no circumstances will such reports be issued subsequent to said sale.

501A Owner's Policy issued to Purchaser at Trustee Sales or their subsequent purchaser 100% of the Basic Charge applicable for the type and amount of coverage requested, less a credit of 40% (50% if the Beneficiary or Trustee has more than 20 pending trustee sales/foreclosure) of the Basic Charge paid above; this credit is allowable only if policy is issued within twenty-four (24) months from date of recordation of Trustee's Deed to Beneficiary or successful bidder. (Minimum \$323.00 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year. For property located in Maricopa County, the minimum shall be \$500 except the minimum shall be \$400 for high volume orders which anticipate more than 10 orders a year)

(Refer to Section 108)

1. Standard Coverage
2. Extended Coverage

#### 501B Conversion Charge

A request to convert Trustee Sale Guarantee or a Deed in Lieu of Foreclosure Report to Litigation Guarantee: A charge of \$100.00 shall be made and upon conversion, the applicable provision of Section 504 or 524 will apply. (Minimum \$323 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year).

502 Fannie Mae Foreclosures

In Compliance with TSG Cost Guidelines, the charge in connection with any TSGs issued in connection with the foreclosure of any Fannie Mae loans is the following:

- A. For Phase 1, the fee is \$225 for liability up to the maximum Fannie Mae loan limits.
- B. For Phase 2, the fee is \$50.
- C. For Phase 3, the fee is \$25 and \$25 for any subsequent date downs.

503 High Volume Rate for Trustee Sale Guarantee

(Stewart Affiliates only for properties located in the following counties: Coconino, Maricopa, Mohave, Pima, Pinal, Yavapai, and Yuma)

This rate is available for high volume transactions at least \$1,000,000 which are commercial, industrial or multi-housing (apartments) in nature wherein the assured and/or lender will be or has been responsible for the generation of \$100,000,000.00 of title insurance liability on an annual basis. The rate, further delineated below, shall be for the issuance of a trustee sale guarantee and the premium shall be not less than the result of the below-calculated rates with a minimum as denoted in section 501A above.

No courtesy rate is available for non-Arizona affiliates and no other discounts will apply.

The following rates shall be calculated on a per thousand basis.

**Liability Per \$1,000**

\$1,000,000 up to \$5,000,000, add .....	\$0.44
\$5,000,001 up to \$10,000,000, add .....	\$0.36
\$10,000,001 up to \$15,000,000, add .....	\$0.32
\$15,000,001 up to \$25,000,000, add .....	\$0.31
Over \$25,000,000, add.....	\$0.30

LITIGATION GUARANTEE: A Litigation Guarantee is issued for the benefit of an attorney only, to be used for the purpose of instituting legal proceedings in connection with Quiet Title actions, partitions, or other matters of litigation.

504 Litigation Report

Summary Account

Basic Charge: 75% of the Basic Insurance Rate based upon the full value of the property or the value of the particular estate or interest involved. (Minimum: \$323 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year. For property located in Maricopa County, the minimum shall be \$500 except the minimum shall be \$400 for high volume orders which anticipate more than 10 orders a year.)

This base fee includes three (3) Continuation Reports issued prior to sale. Additional Continuation Reports will be charged for at \$50.00 each. No Continuation Reports will be issued after the sale. This charge does not include charges for copies of instruments. If copies of instruments are requested, they will be charged for pursuant to Section 615.

504A Said charge (exclusive of the additional parcel charge) shall, after consummation satisfactory to Company, 100% of the Basic Charge applicable for the type and amount of coverage

requested, less a credit of 40% of the Basic Charge paid above (Minimum \$323.00 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year. For property located in Maricopa County, the minimum shall be \$500 except the minimum shall be \$400 for high volume orders which anticipate more than 10 orders a year).

524 Deed in Lieu of Foreclosure Report

Summary Account

Basic Charge: 100% of the Basic Insurance Rate based upon the balance due on the mortgage. This service includes three (3) Continuation Reports at no additional charge before recordation of Deed in Lieu of Foreclosure. Additional Continuation Reports will be charged for at \$25.00 each. No Continuation Reports will be issued after the recordation. This service does not include copies of instruments. If copies of instruments are requested, they will be charged for pursuant to Section 615.

(Minimum Charge: \$323.00 except the minimum shall be \$290 for high volume orders which anticipate more than 10 orders a year. For property located in Maricopa County, the minimum shall be \$500 except the minimum shall be \$400 for high volume orders which anticipate more than 10 orders a year.)

524A Conversion Charge

A request to convert Deed in Lieu of Foreclosure Report to Trustee Sale Guarantee or Litigation Guarantee. A charge of \$100.00 shall be made and upon conversion, the applicable provisions of Section 501 or 504 apply.

Note: Owner's Policy issued to Grantee in Deed in Lieu of Foreclosure. 100% of the Basic Insurance Rate applicable for type and amount of requested less 40% of the Basic Charge paid above. (Refer to Section 108)

1. Standard Coverage
2. Extended Coverage

525 Guarantee/Report Cancellation Charge

If the Guarantee/Report is canceled in writing and the issuer is released of all liability thereunder, there may be a Cancellation Fee equivalent to the minimum charges plus any charge made under Section 615.

## CHAPTER VI

### MISCELLANEOUS/ADDITIONAL CHARGES

The charges set forth in this Chapter may occur individually or at the time the charge for another product is being made. For example, a parcel charge generally would occur at the time that a policy of title insurance is issued. The charge might also be processed at a later date because it was inadvertently omitted from the initial total billing. In the first instance, a prefix is added to the transaction code for the policy of title insurance (for example, D101). In the second instance, the Summary Account Code is used by itself. Therefore, two codes are supplied in this chapter; one for individual events and another for concurrent events.

#### Summary

Account Code	Prefix Code	
604	D	<u>Additional Chain or Parcel Charge</u> An additional charge of \$75.00 per parcel or additional chain of title over one, may be added to the applicable insurance rate.
606		<u>Duplicate Policy/Correction Charge</u> A duplicate policy will be issued or a policy will be re-written when required to correct an error in the transaction caused by the parties thereto, other than the title company, for a charge of \$50.00.
607		<u>Inspection Fee (Except for Yuma County)</u> An inspection fee of \$75 shall be charged to cover the cost of an inspection required for items such as the priority inspection needed in connection to certain underwriting for some survey coverages, etc.
609		<u>Multiple Loan Policies</u> The Basic Charge applicable based upon the aggregate amount of the loans plus \$100.00 for additional policy over one, plus the additional parcel charge under Section 604, if any. <ol style="list-style-type: none"><li>1. Standard Coverage</li><li>2. Extended Coverage</li></ol> When more than one loan is processed and recorded concurrently on properties located in the same or different tracts, subdivisions, government survey sections, and the title thereto is vested in the same ownership, the aggregate amount of the loans shall be the basis of the charge, plus the additional policy charge, plus an additional parcel charge, if any. (Section 604)

Summary Account Code	Prefix Code	
610	H	<p><u>Employee Rate</u></p> <p>10% of the applicable title insurance rate shall be charged to an employee (including employees on approved retirement) for policies in connection with the financing, refinancing sale or purchase of the employee's primary residence. Such rates are authorized only in connection with those costs that the employee would be obligated to pay by established custom, as a party to the transaction. This rate is not applicable to employees of other title insurers.</p>
611		<p><u>Special Services</u></p> <p>Special services shall be charged at the rate of \$100 per hour.</p>
612		<p><u>National Education Association Membership (Maricopa County)</u></p> <p>70% of the applicable title insurance rate shall be charged to a seller, buyer or borrower when they are a member of the National Education Association.</p>
613	M	<p><u>Courtesy Rate to Other Title Companies</u></p> <p>Charge - 70% of charges applicable for type and amount of coverage requested.</p>
614		<p><u>Senior Citizens</u></p> <p>A buyer, seller or borrower sixty (60) years of age or older shall be charged at the rate of 80% of the applicable rate. (This section will not be used at this time for Yuma County).</p>
615	O	<p><u>Copy Charge</u></p> <p>The Company may charge for copies of instruments furnished from its recording in conjunction with any report or policy in an amount of \$0.25 per copy.</p>
616		<p><u>Governmental Contracts</u></p> <p>The Company may enter into separate contracts with federal, state or local governmental agencies or their contractors for title services under mutually agreeable terms, rates and fees, based upon the volume of transactions and responsibilities and duties to be performed. Fees may range from the Basic Rate to 55% of the Basic Rate. The fee to be charged shall be included in the contract proposal. The variance in the rate is necessary due to the various types of coverage in policies requested, the limits of coverage, types of search required, and whether or not properties are contiguous.</p>



Summary Account Code	Prefix Code
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617

Approved Benefit Program

A buyer, seller, or borrower in an approved benefit program (i.e. group employee program/bundle service) shall be charged at the rate of 70% of the applicable rate.

618

Relocation Rate

Charge: 75% of the applicable rate for the sale or purchase of a residence by an insured transferred by a corporation or governmental entity from one area to another.

619

Military Personnel

Charge: 85% of the applicable rate for active duty personnel or 90% of the rate if retired.

620

Historical Property Rate

Charge: Properties properly designated as Historic shall be charged 80% of the applicable rate.

622

Insured Closing Letter (Closing Protection Letter)

Charge: \$20 per letter issued with a maximum of \$40 per transaction.

**CHAPTER VII**  
**ENDORSEMENTS**

701 Summary Account

The charges set forth herein are minimum charges and are keyed to the coverages specifically referred to in each endorsement. Additional charges may be made for inspections of the land to be insured or for other additional work where warranted. When an endorsement is the only product issued (attached to a prior issued policy) use the Summary Account Code and the Endorsement number.

**LTAA ENDORSEMENTS:**

LTAA NO.	DESCRIPTION	BASIC CHARGE
1	Assignment of Mortgage	None if issued with policy; \$150 if issued after policy; \$100 if issued after Policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
2	Additional Advance	According to the Rate Manual (Section 208, Lender's Insurance)
3 and 3R	Restrictions, Encroachments & Minerals	None if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
4 and 4G	Assignment of FNMA or GNMA	None if issued with policy; \$150 if issued after policy; \$100 if issued after Policy in Pima and Graham/Greenlee; \$75 after Policy for Santa Cruz; (Section 209, Paragraph 7, Lenders Insurance)
5	Location, Improvements and Map	None if issued with policy; \$150 if issued after policy; \$100 if issued after Policy in Pima and Graham/Greenlee; \$75 after Policy for Santa Cruz
6	Variable Rate Mortgage	\$75
7	Policy Amendment	According to the applicable provisions of this Rate Manual
9	Mortgage Priority, Partial Reconveyance	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
10	Modification	Charge according to the applicable provisions of the Rate Manual, Section 206 – Extension or Modification
12 and Modified 12	Gain of Priority over a Prior Mortgage	None if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
13	Truth in Lending	10% of the Basic Insurance Rate; min \$100; max \$500
14	Street Assessments	None if issued with policy; \$150 if issued after policy; \$100 if issued after Policy in Pima and Graham/Greenlee; \$75 after Policy for Santa Cruz
15	Guarantee Endorsement	According to the applicable provisions of the Rate Manual (Section 501)
16	Zoning, Unimproved Land	8 cents per thousand dollars of policy liability; min \$500; max \$3500. If issued for Owner's Policy in combination with Lender's Policy or if issued with Leasehold Policy in combination with Lender's Policy on Leasehold interest, charge for Endorsement attached to Lender's Policy shall be \$150

LTAA NO.	DESCRIPTION	BASIC CHARGE
17	Zoning, Improved Land	10 cents per thousand dollars of policy liability; min \$750; max \$5000. If issued for Owner's Policy in combination with Lender's Policy or if issued with Leasehold Policy in combination with Lender's Policy on Leasehold interest, charge for endorsement attached to Lender's Policy shall be \$150.00. This form can be issued as an update to LTAA No. 16. A full credit shall be allowed for charge paid for LTAA No. 16
18	Owner's Inflation Protection	According to the applicable provisions of this Rate Manual
19	Homeowner's – Additional Protection	According to the applicable provisions of this Rate Manual
20	Condominium (Horizontal Property Regime) Homeowner's	According to the applicable provisions of this Rate Manual
23	Foundation	\$150; \$100 if issued in Pima and Graham/Greenlee; \$75 for Santa Cruz

### ALTA ENDORSEMENTS:

ALTA Series	DESCRIPTION	BASIC CHARGE
1	Street Assessments	None if issued with policy; \$150 if issued after policy; \$100 if issued after Policy in Pima and Graham/Greenlee; \$75 after Policy for Santa Cruz
3	Zoning Unimproved Land	8 cents per thousand dollars of policy liability; min \$500; max \$3500. If issued for Owner's Policy in combination with Lender's Policy or if issued with Leasehold Policy in combination with Lender's Policy on Leasehold interest, charge for Endorsement attached to Lender's Policy shall be \$150
3.1	Zoning, Improved Land	10 cents per thousand dollars of policy liability; min \$750; max \$5000. If issued for Owner's Policy in combination with Lender's Policy or if issued with Leasehold Policy in combination with Lender's Policy on Leasehold interest, charge for endorsement attached to Lender's Policy shall be \$150.00.
3.2	Zoning, Land Under Development	10 cents per thousand dollars (\$.10/1000) of Policy liability Minimum \$750, Maximum \$5,000; If issued for Owners and Lenders, simultaneously, \$150 for Lenders
4	Condominium	\$75 (Exc. Pima No Charge); If issued after Policy: \$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
4.1	Condominium	\$75 (Exc. Pima No Charge); If issued after Policy: \$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
5	Planned Unit Development	\$75; If issued after Policy: \$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
5.1	Planned Unit Development	\$75; If issued after Policy: \$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
6, 6.1 and 6.2	Variable Rate Mortgage	\$75
7	Manufactured Housing Unit	No charge if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
7.1	Manufactured Housing Unit – Conversion; Loan	No charge if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
7.2	Manufactured Housing Unit – Conversion; Owner	No charge if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
8.1	Environmental Protection Lien - Residential	Residential \$75; Commercial \$150; \$75 if issued in Pima and Santa Cruz; \$100 for Graham/ Greenlee

ALTA Series	DESCRIPTION	BASIC CHARGE
8.2	Commercial Environmental Protection Lien	\$150; \$75 if issued in Pima and Santa Cruz; \$100 for Graham/Greenlee
9	Restrictions, Encroachments, Minerals – Loan Policy	No Charge; If issued after Policy: \$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
9.1	Covenants, Conditions and Restrictions – Unimproved Land – Owner’s Policy	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
9.2	Covenants, Conditions, and Restrictions – Improved Land – Owner’s Policy	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
9.3	Covenants, Conditions and Restrictions – Loan Policy	No charge
9.6	Private Rights – Loan Policy	\$150
9.6.1	Private Rights – Current Assessment	\$150
9.7	Restrictions, Encroachments, Minerals – Land Under Development – Loan Policy	\$150
9.8	Covenants, Conditions, and Restrictions – Land Under Development – Owner’s Policy	\$150
9.9	Private Rights – Owner’s Policy	\$150
9.10	Restrictions, Encroachments, Minerals – Current Violations – Loan Policy	\$150
10	Assignment	None if issued with policy; \$150 if issued after policy; \$100 if issued after Policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
10.1	Assignment and Date Down	Charge according to the applicable provisions of the Rate Manual, Section 209 – Assignment of Mortgage
11	Mortgage Modification	Charge according to the applicable provisions of the Rate Manual, Section 206 – Extension or Modification
11.1	Mortgage Modification with Subordination	Charge according to the applicable provisions of the Rate Manual, Section 206 – Extension or Modification
11.2	Mortgage Modification with Additional Amounts of Insurance	Charge according to the applicable provisions of the Rate Manual, Section 206 – Extension or Modification and Section 208, Lender’s Insurance
12	Aggregation (Tie-In)	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
12.1	Aggregation- State Limits	\$150 \$100 if issued in Pima, Graham/ Greenlee; \$75 if issued in Santa Cruz
13	Leasehold – Owner’s	No Charge
13.1	Leasehold – Loan	No Charge
14	Future Advance Priority with or without MML	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
14.1	Future Advance Knowledge with MML	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
14.2	Future Advance – Letter of Credit with or without MML	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
14.3	Future Advance Reverse Mortgage with or without MML	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
15	Non-imputation – Full Equity Transfer	10% of the basic rate for the owner policy; min. \$150; \$100 min. if issued in Pima and Graham/Greenlee; \$75 min. for Santa Cruz
15.1	Non-imputation – Additional Insured	10% of the basic rate for the owner policy; min. \$150; \$100 min. if issued in Pima and Graham/Greenlee; \$75 min. for Santa Cruz
15.2	Non-imputation – Partial Equity Transfer	10% of the basic rate for the owner policy; min. \$150; \$100 min. if issued in Pima and Graham/Greenlee; \$75 min. for Santa Cruz

ALTA Series	DESCRIPTION	BASIC CHARGE
16	Mezzanine Financing	10% of the basic rate for the owner policy; min. \$150; \$100 min. if issued in Pima and Graham/Greenlee; \$75 min. for Santa Cruz
17	Access and Entry	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
17.1	Indirect Access and Entry	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
17.2	Utility Access	\$100
18	Single Tax Parcel	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
18.1	Multiple Tax Parcel	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
18.2	Multiple Tax Parcel	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
19	Contiguity – Multiple Parcels	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
19.1	Contiguity – Single Parcel	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
19.2	Contiguity – Specified Parcels	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
20	First Loss – Multiple Parcel Transactions	\$150; \$100 if issued in Pima and Graham/ Greenlee; \$75 for Santa Cruz
22	Location	No charge if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
22.1	Location and Map	No charge if issued with policy; \$150 if issued after policy; \$100 if issued after policy in Pima and Graham/Greenlee; \$75 after policy for Santa Cruz
23	Coinsurance – Single Policy	\$50
24	Doing Business	\$50
25	Same As Survey	\$50
25.1	Same as Portion of Survey	\$50
26	Subdivision	\$50
27	Usury	\$100
28	Easement – Damage or Enforced Removal	\$50
28.1	Encroachments – Boundaries and Easements	\$50
28.2	Encroachments – Boundaries and Easements – Described Improvements	\$50
28.3	Encroachments – Boundaries and Easements – Described Improvements and Land Under Development	\$50
29	Interest Rate Swap – Direct Obligation	10% of the basic schedule of charges; min \$100 when issued with the policy or a min of \$200 if issued after the date of the policy
29.1	Interest Rate Swap – Additional Interest	10% of the basic schedule of charges; min \$100 when issued with the policy or a min of \$200 if issued after the date of the policy
29.2	Interest Rate Swap – Direct Obligation – Defined Amount	based on the applicable increase in liability for the additional amount of insurance set forth in the endorsement form based upon the basic schedule of charges set out in this manual
29.3	Interest Rate Swap – Additional Interest – Defined Amount	based on the applicable increase in liability for the additional amount of insurance set forth in the endorsement form based upon the basic schedule of charges set out in this manual
30	Shared Appreciation Mortgage	\$50
30.1	Commercial Participation Interest	10% of the basic schedule of charges; min \$100

ALTA Series	DESCRIPTION	BASIC CHARGE
31	Severable Improvements	10% of the basic schedule of charges; min \$100
32	Construction Loan - Loss of Priority	10% of the basic schedule of charges; min \$100
32.1	Construction Loan – Loss of Priority – Direct Payment	10% of the basic schedule of charges; min \$100
32.2	Construction Loan- Loss of Priority- Insured's Direct Payment	10% of the basic schedule of charges; min \$100
33	Disbursement	\$50 residential; \$100 commercial
34	Identified Risk Coverage	\$50
35	Minerals and Other Subsurface Substances – Buildings	\$150
35.1	Minerals and Other Subsurface Substances – Improvements	\$150
35.2	Minerals and Other Subsurface Substances – Described Improvements	\$150
35.3	Minerals and Other Subsurface Substances – Land Under Development	\$150
36	Energy Project – Leasehold/Easement – Owner's	10% of the basic schedule of charges; min \$100
36.1	Energy Project – Leasehold/Easement – Loan	10% of the basic schedule of charges; min \$100
36.2	Energy Project – Leasehold – Owner's	10% of the basic schedule of charges; min \$100
36.3	Energy Project – Leasehold – Loan	10% of the basic schedule of charges; min \$100
36.4	Energy Project – Covenants, Conditions and Restrictions – Land Under Development – Owner's	\$100
36.5	Energy Project – Covenants, Conditions and Restrictions – Land Under Development – Loan	\$100
36.6	Energy Project - Encroachments	\$100
36.7	Energy Project - Fee Estate - Owner's Policy	10% of the basic schedule of charges; min \$100
36.8	Energy Project - Fee Estate - Loan Policy	10% of the basic schedule of charges; min \$100
37	Assignment of Rents or Leases	\$100
38	Mortgage Tax	\$100
39	Policy Authentication	No charge
40	Tax Credit - Owner's Policy	\$100
40.1	Tax Credit - Defined Amount - Owner's Policy	Amount of Insurance Charge; minimum \$100
41	Water – Buildings	10% of the basic schedule of charges; min \$100
41.1	Water – Improvements	10% of the basic schedule of charges; min \$100
41.2	Water – Described Improvements	10% of the basic schedule of charges; min \$100
41.3	Water – Land Under Development	10% of the basic schedule of charges; min \$100
42	Commercial Lender Group	\$150
43	Anti-Taint	\$250
44	Insured Mortgage Recording - Loan	\$100
45	Pari Passu Mortgage - Loan Policy	\$100
46	Option	10% of the basic schedule of charges; min \$100

**CLTA ENDORSEMENTS:**

CLTA NO.	DESCRIPTION	BASIC CHARGE
100.12	CC & R's, Right of Reversion – Enforceability	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
100.13	CC & R's, Assessment Liens	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
103.5	Water Rights, Exercise of Surface Rights for Extraction of Water	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
103.7	Physically Open Street (and Abuts Street)	\$150; \$100 Pima, Graham/Greenlee; \$75 Santa Cruz
107.2	Amount of Insurance, Increase / Increase of Coverage	Charge according to the applicable provisions of the Rate Manual, Section 206
111.9	FNMA Balloon Mortgage	No charge
122	Construction Loan Advance	\$100

**Additional Endorsements**

NO.	DESCRIPTION	BASIC CHARGE
100.31	Home Equity Policy Continuation End. (Rev. 1/94) and ALTA Residential Ltd Coverage Jr Loan Policy Supplemental Coverage End. Form JR 1 (E-9877)	No charge
100.32	Revolving Credit/Variable Rate End. (Rev. 1/94) and Revolving Credit/ Variable Rate End. to Residential Ltd Coverage Jr Loan Policy End. Form JR2 (E-9285)	No charge
100.35	Secondary Market End.	No charge
100.38	UCC End.	15% of the Basic Insurance Rate