

# **CHICAGO TITLE INSURANCE COMPANY**



## **TITLE INSURANCE RATES AND CHARGES FOR THE STATE OF MAINE**

**EFFECTIVE: NOVEMBER 12, 2012**  
(Unless Otherwise Specified Herein)

CHICAGO TITLE INSURANCE COMPANY

TABLE OF CONTENTS

SECTION I ..... 1  
DEFINITIONS ..... 1  
SECTION II ..... 1  
RATES FOR OWNER'S/LEASEHOLD OWNER'S POLICIES ..... 1  
MINIMUM INSURANCE RULES ..... 1  
LEASEHOLD OWNER ..... 2  
SECTION III ..... 2  
RATES FOR LOAN AND LEASEHOLD LOAN POLICIES ..... 2  
MINIMUM INSURANCE RULES ..... 3  
SECTION IV ..... 4  
SIMULTANEOUS ISSUANCE OF OWNER'S AND LOAN POLICIES ..... 4  
SECTION V ..... 5  
SIMULTANEOUS ISSUANCE OF ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE AND LOAN POLICIES ..... 5  
SECTION VI ..... 7  
REFINANCE RATES ..... 7  
SECTION VII ..... 7  
BULK RATES ..... 7  
SECTION VIII ..... 8  
SURVEY COVERAGE ..... 8  
SECTION IX ..... 8  
INCREASE IN COVERAGE AND EXTENSION OF DATE OF COVERAGE ..... 8  
SECTION X ..... 9  
REINSURANCE ..... 9  
SECTION XI ..... 9  
RESIDENTIAL & COMMERCIAL ENDORSEMENTS ..... 9  
SECTION XII ..... 11  
ENHANCED COVERAGE OWNERS AND LOAN POLICIES ..... 11  
SECTION XIII ..... 12  
MASTER HOME EQUITY LOAN POLICY ..... 12  
SECTION XIV ..... 12  
UCCPLUS OWNER'S POLICY ..... 12  
SECTION XV ..... 13  
UCCPLUS INSURANCE PROTECTION POLICY ..... 13  
SECTION XVI ..... 15  
CENTRALIZED REFINANCE RATES I & II ..... 15  
SECTION XVII ..... 17

CHICAGO TITLE INSURANCE COMPANY

**MORTGAGE MODIFICATION GUARANTEE ..... 17**  
**SECTION XVIII ..... 17**  
**PREMIUM CHARGE FOR EXTRA-HAZARDOUS RISK..... 17**

CHICAGO TITLE INSURANCE COMPANY

To compute an insurance rate on a fractional thousand of insurance, such fractional thousand should be rounded upward to the next highest \$1,000.

**SECTION I**

**DEFINITIONS**

Commercial transactions include any property interest other than transactions involving one-to-four family residential, owner-occupied property. Owner-occupied property includes, but is not limited to, a vacation property used primarily for residential purposes by the owner.

**SECTION II**

**RATES FOR OWNER'S/LEASEHOLD OWNER'S POLICIES**

<u>AMOUNT OF INSURANCE</u>	<u>RATE</u>
UP TO \$1,000,000	\$3.00 PER \$1,000.00
OVER \$1,000,000	\$0.45 to \$3.00 PER \$1,000.00
MINIMUM PREMIUM	\$100.00

**MINIMUM INSURANCE RULES**

**FEE OWNERSHIP:**

1. Purchase: An owner's policy, insuring fee simple estate, will not be issued for less than the full value of the premises. An owner's policy issued at the time of the purchase of the property shall be based on the full consideration, including, contract price, the aggregate unpaid principal sum of mortgage liens thereon assumed upon consummation of purchase transaction, plus in the event the purchase is subject to unpaid taxes, tax liens or attachments the aggregate amount of said taxes, tax liens, and attachments with penalties thereon. A policy may be issued in an amount in excess of the full consideration where agreed to by the Insurer and the Insured.
2. In Possession: The insured amount must equal a fair and reasonable/appraised value but not less than the aggregate unpaid principal sum of the mortgage(s), whichever is greater.

CHICAGO TITLE INSURANCE COMPANY

3. Contemplated Improvements: Whenever an applicant for fee insurance applies for a policy to cover the cost of contemplated improvements to the premises, determine the reasonable/appraised value in accordance with the preceding paragraphs and add the cost of the contemplated improvement(s).

**LEASEHOLD OWNER**

1. The policy must insure the aggregate amount of the rents payable under the lease, in connection with which a policy is requested, or the value of the premises, whichever is less. On percentage leases, a statement of estimated rentals may be used.

Charge the scheduled premium as shown in **Section II** of this Manual entitled "**RATES FOR OWNER'S/LEASEHOLD OWNER'S POLICIES.**"

2. In the event of insurance on an Assignment of a leasehold owner's policy, the purchase price, if any, must be added to the minimum insurance requirements as set forth in paragraph 1 immediately preceding.
3. If the tenant under the leasehold to be insured owns existing or contemplated improvements located on the leased premises, add the value of such improvements to the minimum insurance requirements in paragraphs 1 and 2 immediately preceding.
4. Sale-Lease Back: When a Seller, upon conveying title, simultaneously enters into a lease with the purchaser whose title is being insured, insurance in the amount agreed upon by the Applicant and the Insured may be issued.

**SECTION III**

**RATES FOR LOAN AND LEASEHOLD LOAN POLICIES**

<u>AMOUNT OF INSURANCE</u>	<u>RATE</u>
UP TO \$1,000,000	\$1.75 per \$1,000.00
OVER \$1,000,000	\$0.40 to \$1.75 per \$1,000.00
MINIMUM PREMIUM	\$100.00

**MINIMUM INSURANCE RULES**

LOAN OR LEASEHOLD LOAN:

1. A loan policy of title insurance shall be written in an amount equal to the face amount of the insured mortgage, unless one of the following special situations set forth below applies:
  - A. In an amount equal to the reasonable value/appraised value of the premises, if the face amount of the insured mortgage exceeds the value of the premises;
  - B. In an amount allocated by the insured: i) if the principal indebtedness is secured by mortgages on multiple premises, and ii) the aggregate of the values of all the premises securing the principal indebtedness exceeds the amount of the principal indebtedness; and
  - C. In an amount that exceeds the amounts calculated in accordance with the above paragraphs, if the insured requests that amount of insurance include interest, additional interest, shared appreciate interest or other amount which is secured by the insured mortgage but not included in the principal amount of the mortgage.
2. Substitution for Construction Mortgage (Identical Insured Description, No Change in Fee Ownership).

Whenever mortgage insurance for a permanent or "takeout" mortgage is applied for within three (3) years from the date of issuance of a policy insuring a construction loan, the Company may accept application, for which there will be a minimum charge of at least \$250.00.

3. Modification of an Insured Mortgage

Whenever a mortgage previously insured by the Company is modified to extend the maturity date of the indebtedness, increase interest rate, completely restate the terms, substitute a borrower(s), or otherwise amend its provisions, an endorsement to the existing policy extending coverage through the date of recordation of the modification and showing an amount of insurance equal to the unpaid principal balance may be issued, provided that (a) the property described in the modified mortgage is the same as that described in the original mortgage previously insured by the Company, and (b) receipt of a certificate of title approved by the Company, covering the period from the date of the prior policy through the date of recordation of the mortgage modification.

## CHICAGO TITLE INSURANCE COMPANY

For policies issued within the last five (5) years which the modification may create a loss of priority or novation the rate of \$0.35 per \$1,000 shall be based on the unpaid principal balance of the loan immediately prior to the modification, for which there will be a charge of at least \$100.00; for policies issued over five (5) years the rate of \$0.50 per \$1,000 shall be based on the unpaid principal balance of the loan immediately prior to the modification, for which there will be a charge of at least \$100.00.

For policies issued within the last five (5) years and the only modification is an extension of the maturity date a charge of \$100; for policies over five (5) years a rate of \$0.20 per thousand shall be based on the unpaid principal balance of the loan immediately prior to the modification subject to a charge of at least \$100.

Any increase in liability will be calculated at the full rate applicable for loan policies.

Note: The above rates do not apply in the case of a mortgage modification to increase the amount of a construction mortgage only. The regular premium rates apply in this situation.

### **SECTION IV**

#### **SIMULTANEOUS ISSUANCE OF OWNER'S AND LOAN POLICIES**

When an owner's policy and a loan policy covering identical land are issued simultaneously, the rates applicable for the owner's policy shall be the regular owner's rates.

1. Owner's (or Leasehold Owner's) and Mortgage (or Leasehold Lender's) Policies issued at the same Time:

Residential property: The premium for the loan policy so simultaneously issued will be \$50.00 for the amount of insurance not in excess of the owner's policy.

Commercial property: The premium for the loan policy so simultaneously issued will be \$100.00 for the amount of insurance not in excess of the owner's policy.

The premium on the amount of the loan policy exceeding the owner's policy is calculated at the title insurance rates for Mortgages in the applicable category.

The title must be continued down to a date which will include the filing for record of both the deed to the mortgagor and the mortgage itself. Both policies must bear the same effective date and the owner's policy must show the mortgage(s) and lease(s), if any, as exceptions.

## CHICAGO TITLE INSURANCE COMPANY

In the case when an existing owner's policy is being endorsed to increase the coverage during a refinance transaction, a loan policy will be issued at the simultaneous issue rate up to the amount of the increased coverage, and any additional loan amount in excess of the increased owner's coverage will be at the regular loan rate.

### 2. Two or More Loan Policies:

Charge the scheduled simultaneous issue fee (\$100 for commercial transactions, \$50 for residential transactions) for each mortgage to be insured, so long as the combined total of the loan liability does not exceed the amount of the owner's liability. If the combined total loan liability exceeds the amount of the owner's liability, then the appropriate rates for loan policies set out herein shall apply to the amount exceeding the amount of the owner's liability, together with the simultaneous issue fee (\$100 for commercial transactions, \$50 for residential transactions).

Note: In addition to the premium charged for simultaneous issued policies as noted above, charges for endorsements and deletion of the survey exception on the basis of an affidavit must be added where appropriate, and when a regular owner's policy is issued, any endorsements issued with the loan policy will be at the regular rate.

## **SECTION V**

### **SIMULTANEOUS ISSUANCE OF ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE FOR A ONE-TO-FOUR FAMILY RESIDENCE AND LOAN POLICIES**

When an ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence and any loan policy covering identical land are issued simultaneously, the rate applicable for the owner's policy shall be the ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence rates.

#### 1. ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence and any mortgage policies issued at the same time:

Residential property only: The premium for the loan policy so simultaneously issued will be \$50.00 for the amount of insurance not in excess of the ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence.

The premium on the amount of the loan policy exceeding the ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence is calculated at the title insurance rates for mortgages in the applicable category.



## CHICAGO TITLE INSURANCE COMPANY

The title must be continued down to a date which will include the filing for record of both the deed to the mortgagor and the mortgage itself. Both policies must bear the same effective date and the owner's policy must show the mortgage(s), if any, as exceptions.

In the case when an existing ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence is being endorsed to increase the coverage during a refinance transaction, a loan policy will be issued at the simultaneous issue rate up to the amount of the increased coverage, and any additional loan amount in excess of the increased owner's coverage will be at the loan rate for mortgages in the applicable category.

2. ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence and two or more loan policies:

Charge the scheduled simultaneous issue fee of \$50 for each mortgage to be insured, so long as the combined total of the loan liability does not exceed the amount of the ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence insurance liability. If the combined total of the loan liability exceeds the amount of the owner's liability, then the appropriate rates for loan policies set out herein shall apply to the amount exceeding the amount of the owner's liability, together with the simultaneous issue fee of \$50.

Note 1: When an ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence is issued, there is no additional charge on the loan policy for the Secondary Mortgage Market Endorsement, or for the following endorsements included by reference in the enhanced loan policy, when the coverage is provided: ALTA Form 4-06; ALTA Form 5-06; ALTA Form 6-06; ALTA Form 6.2-06; ALTA Form 8.1-06; and, ALTA Form 9-06. This applies whether the standard or Expanded Coverage Residential Loan Policy is being issued simultaneously with the owner's policy.

Note 2: In addition to the premium charged for simultaneous issued policies and those specific endorsements as noted above, charges for other endorsements and deletion of the survey exception on the basis of an affidavit must be added where appropriate, and when an ALTA Homeowner's Policy of Title Insurance for a One-to-Four Family Residence is issued, any endorsements issued with the loan policy other than the Secondary Mortgage Market, ALTA Form 4-06; ALTA Form 5-06; ALTA Form 6-06; ALTA Form 6.2-06; ALTA Form 8.1-06; and, ALTA Form 9-06 will be at the regular rate.

3. Fee and Leasehold Owner's Policies:

Charge the rate for the fee policy as set forth in SECTION I of this Rate Manual entitled "RATE FOR OWNER'S/LEASEHOLD OWNER'S POLICIES." Charge 100% of the scheduled rate for the Leasehold Owner's policy using the same method as described for owner's policies.

**SECTION VI**

**REFINANCE RATES**

**Title Insurance Premiums for Refinance Transactions:** A refinance loan rate shall be given whenever mortgage insurance is applied for within three years after the date of any unpaid institutional first mortgage of record or within three years of the effective date of an owner's policy of title insurance insuring the current owner of the property, provided that (a) the property being mortgaged is the same as that described in the unpaid mortgages of record or the current owner's policy, and (b) there has been no change in the ownership of the property since the date of the unpaid mortgage(s) of record or the effective date of the current owner's policy. The refinance loan rate shall be \$1.00 per \$1,000.00 of coverage up to the greater of the face amounts of all unpaid institutional mortgage(s) of record dated within three years preceding the mortgage insurance application or the face amount of the existing policy insuring the current owner which liability amount does not exceed \$1,000,000.00. Any amount financed in excess of the face amounts of all unpaid mortgages of record or in excess of the current owner's policy amount, whichever is greater, shall be charged at the full mortgage rate.

For the purpose of the refinance rate, no change in ownership shall occur when title is conveyed between the parties identified as mortgagors in the prior unpaid mortgage(s) of record.

Minimum Premium:  
Over \$1,000,000

\$100.00  
See the applicable section above  
relating to Rates for Loan Policies  
in excess of \$1,000,000.

Note: In addition to the premium charged for refinances as noted above, charges for endorsements to standard loan policies and deletion of the survey exception on the basis of an affidavit must be added where appropriate.

**SECTION VII**

**BULK RATES**

The Company reserves the right to offer special reduced "BULK RATES" available for subdivisions, condominiums, PUDs, and like projects when six or more policies are issued based upon the same chain or chains of title.

**SECTION VIII**

**SURVEY COVERAGE**

1. Residential Loan Policies

For existing 1-4 family residential property, the survey exception may be deleted from both the ALTA Loan Policy and the ALTA Expanded Coverage Residential Loan Policy provided the Company is furnished with a satisfactory Residential Survey Affidavit along with a \$50.00 fee.

2. Commercial Loan Policies

For existing commercial property, the survey exception may be deleted from the ALTA Loan Policy, in appropriate circumstances, provided that the Company is furnished with a satisfactory Commercial Survey Affidavit along with a \$100.00 fee.

3. Homeowner's Policies

For existing 1-4 family residential property if the only policy being issued by the Company is the ALTA Homeowner's Policy of Title Insurance for a One-to Four Family Residence and a new survey or a mortgage inspection plan acceptable to the Company is not furnished, the survey exception may be deleted from the policy provided the Company is furnished with a satisfactory Residential Survey Affidavit along with a \$50.00 fee.

**SECTION IX**

**INCREASE IN COVERAGE AND EXTENSION OF DATE OF COVERAGE**

If a prior owner's policy has been issued by the Company and the insured wishes to increase the coverage and/or extend the date of coverage, full credit will be allowed for the prior policy with a \$100.00 charge for updating the policy plus examination fees. Regular rates will be charged for any additional amount above the prior owner's policy. The owner will also be required to execute an "Owner's in Possession" affidavit disclosing knowledge of any defect or claim on the title.

CHICAGO TITLE INSURANCE COMPANY

**SECTION X**

**REINSURANCE**

If the Company is required to purchase reinsurance to cover a part of the title insurance policy liability, an additional amount may be added to the scheduled premium to recover the expense of reinsurance.

**SECTION XI**

**RESIDENTIAL ENDORSEMENTS**

The premium charge for each of the following residential endorsements are as follows:

Change Endorsement	\$25.00
Date Down Endorsement	\$25.00
Secondary Mortgage Market Endorsement	\$25.00
ALTA 3-06 – Zoning Endorsement - Vacant Land	
Amount of insurance up to \$1,000,000.00	\$.50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
ALTA 3.1-06 – Zoning Endorsement – Completed Structure	
Amount of insurance up to \$1,000,000.00	\$.75/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.15 to \$.75/\$1,000.00
ALTA 4-06 – Condominium Endorsement	\$25.00
ALTA 5-06 – Planned Unit Development Endorsement	\$25.00
ALTA 6-06 – Variable Rate Mortgage Endorsement	\$25.00
ALTA 6.2-06 - Variable Rate Mortgage Negative Amortization Endorsement	\$25.00
ALTA 7-06 - Manufactured Housing Endorsement	\$25.00
ALTA 8.1-06 - Environmental Protection Lien Endorsement (residential loan policy only)	\$25.00
ALTA 9-06 - Restrictions, Encroachments, Minerals Endorsement	\$25.00
ALTA 13-06 – Leasehold Owner’s Endorsement	\$25.00
ALTA 13.1-06 – Leasehold Loan Endorsement	\$25.00
ALTA 14.3-06 Future Advance-Reverse Mortgage Endorsement	\$25.00

CHICAGO TITLE INSURANCE COMPANY

ALTA 26-06 – Subdivision	
Amount of insurance up to \$1,000,000.00	\$ .50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
Other Residential Endorsements not listed above	\$25.00

**COMMERCIAL ENDORSEMENTS**

The premium charge for each of the following commercial endorsements are as follows:

ALTA U.S. Policy Date Down Endorsement	\$100.00
Change Endorsement	\$100.00
Date Down Endorsement	\$100.00
ALTA 3-06 – Zoning Endorsement - Vacant Land	
Amount of insurance up to \$1,000,000.00	\$.50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
ALTA 3.1-06 – Zoning Endorsement – Completed Structure	
Amount of insurance up to \$1,000,000.00	\$.75/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.15 to \$.75/\$1,000.00
ALTA 4-06 – Condominium Endorsement	\$100.00
ALTA 5-06 – Planned Unit Development Endorsement	\$100.00
ALTA 6-06 – Variable Rate Mortgage Endorsement	\$100.00
ALTA 8.2-06 - Environmental Protection Lien Endorsement (commercial loan policy only)	\$100.00
ALTA 9-06 - Restrictions, Encroachments, Minerals Endorsement	\$100.00
ALTA 13-06 – Leasehold Owner’s Endorsement	\$100.00
ALTA 13.1-06 – Leasehold Loan Endorsement	\$100.00
ALTA 14.3-06 Future Advance-Reverse Mortgage Endorsement	\$100.00
ALTA 15-06 – Non-Imputation, Full Equity Endorsement(Owner)	
Amount of insurance up to \$1,000,000.00	\$.50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
ALTA 15.1-06 – Non-Imputation, Additional Insured	

CHICAGO TITLE INSURANCE COMPANY

Endorsement (Owner)	
Amount of insurance up to \$1,000,000.00	\$ .50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
ALTA 15.2-06 – Non-Imputation, Part. Equity Transfer Endorsement (Owner)	
Amount of insurance up to \$1,000,000.00	\$ .50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
ALTA 20-06 – First Loss Endorsement (Loan)	
Amount of insurance up to \$1,000,000.00	\$ .50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
ALTA 25-06 – Survey, Same As Endorsement	\$100.00
ALTA 26-06 – Subdivision Endorsement	
Amount of insurance up to \$1,000,000.00	\$ .50/\$1,000.00
Amount of insurance over \$1,000,000.00	\$.10 to \$.50/\$1,000.00
	\$100
Other Commercial Endorsements not listed above	

**SECTION XII**

**ENHANCED COVERAGE OWNERS AND LOAN POLICIES**

The ALTA Expanded Coverage Residential Loan Policy incorporates coverage that is provided in the ALTA 4-06, ALTA 5-06, ALTA 6-06, ALTA 6.2-06, ALTA 8.1-06, and the ALTA 9.3-06. Accordingly, if the lender chooses the ALTA Expanded Coverage Residential Loan Policy, there is no charge for the above-mentioned endorsements. The Secondary Mortgage Market Endorsement may also be included for no extra charge.

If the borrower chooses an ALTA Homeowner's Policy of Title Insurance or the lender chooses an ALTA Expanded Coverage Residential Loan Policy, the additional charge is \$125.00. There is no additional charge, beyond the first \$125.00, if both Owners and Loan enhanced coverage policies are issued. The simultaneous issue rate set out herein in **SECTION V** also applies to the Enhanced Coverage Policies.

**SECTION XIII**

**MASTER HOME EQUITY LOAN POLICY**

For home equity loan transactions up to \$250,000 with centralized order tracking and processing through National Lender’s Solution or similar unit, pursuant to a written agreement, the rate shall be \$45.00.

For home equity loan transactions from \$250,000 up to \$500,000 with centralized order tracking and processing through National Lender’s Solution or similar unit, pursuant to a written agreement, the rate shall be \$75.00.

**SECTION XIV**

**UCCPLUS OWNER’S POLICY**

UCCPlus Owner’s Policy for Certificated Securities Under Article 8 of the Uniform Commercial Code and as Partnership or Membership Interests Under Article 9 of the Uniform Commercial Code (Owners Policy).

This policy insures the state of the purchaser’s title when the purchaser is acquiring either (1) a security or (2) membership interest in an entity not represented by a security. The Policy is designed to cover transactions in which the owner has dealt directly with the seller of the security or membership interest. This Policy should only be issued after an appropriate UCC search has been performed and the national UCC-9 Department has reviewed and approved the transactional documents.

Basic UCCPlus Owner’s Insurance Rate:

Liability:	Rate:
\$0 up to \$100,000	\$175 minimum
\$100,001 to \$200,000	add \$1.70 per \$1,000
\$200,001 to \$300,000	add \$1.55 per \$1,000
\$300,001 to \$500,000	add \$1.25 per \$1,000
\$500,001 to \$1,000,000	add \$1.10 per \$1,000
\$1,000,001 to \$3,000,000	add \$0.85 per \$1,000
\$3,000,001 to \$5,000,000	add \$0.75 per \$1,000
\$5,000,001 to \$10,000,000	add \$0.60 per \$1,000
\$10,000,001 to \$20,000,000	add \$0.55 per \$1,000
\$20,000,001 to \$30,000,000	add \$0.525 per \$1,000
\$30,000,001 to \$40,000,000	add \$0.50 per \$1,000
\$40,000,001 to \$50,000,000	add \$0.475 per \$1,000
\$50,000,001 to \$100,000,000	add \$0.45 per \$1,000
\$100,000,001 to \$300,000,000	add \$0.43 per \$1,000
\$300,000,001 and above	add \$0.40 per \$1,000

## CHICAGO TITLE INSURANCE COMPANY

Note: All rates assume a single site, single seller/buyer transaction and may include one UCC pre-filing search at the Office of the Secretary of State, as well as pre-searching filing copies up to 10 pages. The above rates also include the preparation and filing of one required UCC Financing Statement and such services as the company may provide in order to track the expiration and termination dates of the UCC Financing Statement(s) insured under the UCC Insurance Policy for which the rate is paid. No short-term rate applies.

### Mixed Collateral Transactions:

For any transaction where both real property and personal property are involved in the transaction to be insured, and a separate title insurance policy is being issued by the Company, for the real property and the personal property, the premium for the policy insuring a security interest in the personal property may be reduced by up to 10% for an amount of insurance of up to \$5 million; by up to 15% for an amount or insurance from \$5,000,001 to \$10,000,000; and by up to 25% for an amount of insurance in excess of \$10,000,000.

### Portfolio Pricing:

For transactions involving multiple sales of similar characteristics with regard to either seller, buyer or type of ownership; for which there is a standardization of documents, the rate may be calculated on the "aggregated" amount of the loans.

### Simultaneous Issue:

If concurrently with the issuance of an Owner's Policy, a UUC 9 Policy of Insurance for Lenders (also called an UCCPlus Policy of Title Insurance) is being issued, or the reverse being true, the additional respective Policy of Insurance will be issued at 30% of the Basic Insurance Rate.

## **SECTION XV**

### **UCCPLUS INSURANCE PROTECTION POLICY**

This policy provides coverage to lender's insuring that a security interest created pursuant to Article 9 of the Uniform Commercial Code has attached, is perfected and has priority over other competing interests. This policy should only be issued after an appropriate UCC search has been performed and the national UCC Department has reviewed and approved the transactional documents.



CHICAGO TITLE INSURANCE COMPANY

<b>Liability Amount</b>	<b>Rate</b>
\$ 0.00 up to \$ 100,000	\$175.00 Minimum
\$ 100,001 to \$ 200,000	Add \$ 1.70 per \$1,000
\$ 200,001 to \$ 300,000	Add \$ 1.55 per \$1,000
\$ 300,001 to \$ 500,000	Add \$ 1.25 per \$1,000
\$ 500,001 to \$ 1,000,000	Add \$ 1.10 per \$1,000
\$ 1,000,001 to \$ 3,000,000	Add \$ 0.85 per \$1,000
\$ 3,00,001 to \$ 5,000,000	Add \$ 0.75 per \$1,000
\$ 4,000,001 to \$ 10,000,000	Add \$ 0.60 per \$1,000
\$ 10,000,001 to \$ 20,000,000	Add \$ 0.55 per \$1,000
\$ 20,000,001 to \$ 30,000,000	Add \$0.525 per \$1,000
\$ 30,000,001 to \$ 40,000,000	Add \$ 0.50 per \$1,000
\$ 40,000,001 to \$ 50,000,000	Add \$0.475 per \$1,000
\$ 50,000,001 to \$100,000,000	Add \$ 0.45 per \$1,000
\$100,000,001 to \$300,000,000	Add \$ 0.43 per \$1,000
\$300,000,001 and above	Add \$ 0.40 per \$1,000

NOTE: All rates assume a single site, single debtor/obligor transaction and may include one UCC pre-filing search at the Office of the Secretary of State, as well as pre-search filing copies up to 10 pages. The above rates also include the preparation and filing of one required UCC Financing Statement and such services as the Company may provide in order to track the expiration and termination dates of UCC Financing Statement(s) insured under the UCC Insurance Policy for which the rate is paid. No short-term rate applies.

**MIXED COLLATERAL TRANSACTIONS**

For any transaction where both real property and personal property secure the same indebtedness and a separate title insurance policy is being issued by the Company for the real property and the personal property, the premium for the policy insuring a security interest in the personal property may be reduced by up to 10% for an amount of insurance of up to \$5 million; by up to 15% for an amount of insurance from \$5,000,001 to \$10,000,000; and by up to 25% for an amount of insurance in excess of \$10,000,000.

**PORTFOLIO PRICING**

For transactions involving multiple loans of similar characteristics with regard to either lender, loan type, loan amount, or collateral; for which there is a standardization of loan documents including loan agreement and security agreement; the rate may be calculated on the “aggregated” amount of the loans.

**UCCPlus Endorsements**

Fees for endorsements to the UCCPlus Policy or Policies may be charged as follows:

1. Mezzanine Endorsement: 10% of the UCCPlus Policy Premium

CHICAGO TITLE INSURANCE COMPANY

2. Tie-In Endorsement 10% of the UCCPlus Policy Premium

**SECTION XVI**

**CENTRALIZED REFINANCE RATES**

**Centralized Refinance Rate I**

The charge for a loan policy issued in connection with loan transactions which meet the criteria set forth below shall be as follows:

<b>Amount of Insurance</b>	<b>Centralized Refinance Rate I</b>
\$1 - \$250,000	\$360
\$250,001 - \$500,000	\$540
\$500,001 - \$750,000	\$660
\$750,001 - \$1,000,000	\$800
\$1,000,001 - \$1,250,000	\$925
\$1,250,001 - \$1,500,000	\$1,000
\$1,500,001 - \$2,000,000	\$1,075
\$2,000,001 - \$3,000,000	\$1,300

The Centralized Refinance Rate I applies only to loan transactions which meet the following criteria:

1. The loan is not in excess of \$3,000,000.00;
2. The loan is secured by a mortgage or deed of trust encumbering real property improved with a one-to-four family residential dwelling unit or residential condominium unit;
3. The loan proceeds must be used to refinance an existing loan secured by the same property;
4. Electronic and paperless order opening and electronic and paperless delivery of the preliminary report or commitment; and
5. The new policy coverage is ALTA in form (including an ALTA Loan Policy or ALTA Short Form Residential Loan Policy) with streamlined searching providing for generic exceptions for CC&Rs, easements, minerals, mineral rights or survey matters.

**Note 1:** Not applicable to construction loans or loan policies issued concurrently with owner's policies.

CHICAGO TITLE INSURANCE COMPANY

**Note 2:** Where the applicable rate(s) and form(s) is filed, or otherwise authorized to be issued, coverages provided under the following endorsements will be included at no additional charge upon request of the lender at the time of policy issuance: ALTA 4-06, ALTA 5-06, ALTA 6-06, ALTA 6.2-06, ALTA 9-06, ALTA 22-06 and ALTA 28-06. All other endorsements shall be charged in accordance with this manual.

**Note 3:** No agent or underwritten title company may offer this rate unless expressly authorized in writing by the Company's management to do so for each lender.

Centralized Refinance Rate II

The charge for a loan policy issued in connection with loan transactions which meet the criteria set forth below shall be as follows:

<b>Amount of Insurance</b>	<b>Centralized Refinance Rate II</b>
\$1 - \$250,000	\$320
\$250,001 - \$500,000	\$400
\$500,001 - \$750,000	\$460
\$750,001 - \$1,000,000	\$520
\$1,000,001 - \$1,250,000	\$630
\$1,250,001 - \$1,500,000	\$750

The Centralized Refinance Rate II applies only to loan transactions which meet the following criteria:

1. The lender must enter into an agreement with either the Company's centralized processing units or with an agent or underwritten title company authorized by the Company in writing to offer this rate which specifies, among other matters, a maximum cancellation rate and the methods of order opening and tracking;
2. Electronic and paperless order opening and electronic and paperless delivery of the preliminary report or commitment;
3. The loan is not in excess of \$1,500,000.00;
4. The loan is secured by a mortgage or deed of trust encumbering real property improved with a one-to-four family residential dwelling unit or residential condominium unit;
5. The loan proceeds must be used to refinance an existing loan secured by the same property;
6. The loan transaction must be initiated and coordinated through a centralized point of contact with the originating lender;
7. Orders must be opened with the Company's centralized processing units or with an agent or underwritten title company authorized by the Company to offer this rate;

## CHICAGO TITLE INSURANCE COMPANY

8. Cancelled orders must not exceed the maximum cancellation rate established by the Company's centralized processing units or by an agent or underwritten title company authorized by the Company to offer this rate; and
9. ALTA Short Form Residential Loan Policy must be issued.

**Note 1:** Not applicable to construction loans or loan policies issued concurrently with owner's policies.

**Note 2:** There is no additional charge for any endorsements customarily issued concurrently with a policy priced pursuant to this Section when requested at the time of policy issuance.

**Note 3:** In order to offer this rate, an agent or underwritten title company, and any office thereof offering this rate, must have a multi-state presence, must process transactions in a centralized electronic environment, and must perform the management functions otherwise required of the Company's centralized processing divisions under the provisions of this Section. In addition, no agent or underwritten title company may offer this rate unless expressly authorized in writing by the Company's management to do so for each lender.

### SECTION XVII

#### MORTGAGE MODIFICATION GUARANTEE

Assures the validity, priority and enforceability of a Recorded Mortgage, if any, has not been diminished or lost by reason of a modification or amendment.

\$125.00 Flat Fee. Amount of Liability is the unpaid principal balance of the loan not to exceed \$250,000 liability.

### SECTION XVIII

#### PREMIUM CHARGE FOR EXTRA-HAZARDOUS RISK

In addition to any other charges set forth in this manual, the Company may charge an additional extra-hazardous risk premium in any case where, in the opinion of the Company, there exists an increased, extraordinary, and/or unusual risk with respect to the issuance of its policy or policies of title insurance or endorsements related thereto. Such charge shall be quoted upon request and shall be based on the specific risk inherent to the requested insurance coverage.