

**PREMIUM RATE FILING**

**STATE OF KANSAS**

**FILED**

**APR 05 2017**

**KEN SELZER**  
**Commissioner of Insurance**

**EFFECTIVE**

**FEBRUARY 1, 2011**

**FIRST AMERICAN TITLE INSURANCE COMPANY**

**1 First American Way**

**Santa Ana, CA 92707**

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**I. AREA COVERED**

The following rates apply to the entire State of Kansas.

The Premium charges contained herein include commission paid to this company's Agents or Agencies. These rates represent only Title Insurance premium charges and do not include charges made by abstractors, attorneys, title companies or our Agents or Agencies for abstracts of title searches, title examinations, escrow or closing services.

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## **II. LOAN POLICIES OF TITLE INSURANCE**

- a. The Title Insurance Rate for Loan policies of title insurance on land that is not 1-4 Family Improved Residential is:

	Per Thousand
Up to \$50,000 of liability written	2.50
Over \$50,000 and up to \$100,000	2.00
Over \$100,000 and up to \$500,000	1.75
Over \$500,000 and up to \$10,000,000	1.50
Over \$10,000,000 and up to \$15,000,000	1.25
Over \$15,000,000	1.00
Minimum Premium	\$10.00

NOTE: To compute any insurance premium on a fractional thousand of insurance (except as to minimum premiums), round any fractional amount up to the next thousand dollar increment.

- b. The Reissue Title Insurance Rate for Loan Policies of Title Insurance on land that is not 1-4 Family Improved Residential is:

When the owner of property on which application is made for a loan policy has had the title to such property insured as owner by a reputable title insurance company within 10 years prior to such application, upon presentation of a copy of his owner's policy, he shall be entitled to the following reissue rates on the loan policy up to the face amount of his owner's policy:

	Per Thousand
Amount up to \$50,000 of liability written	1.50
Amount over \$50,000 and up to \$100,000	1.20
Amount over \$100,000 and up to \$500,000	1.05
Amount over \$500,000	.90
Minimum Premium	\$10.00

If the amount of insurance desired under the loan policy is in excess of the original owner's policy, the excess shall be computed at the original rates under the applicable bracket or brackets.



c. The Title Insurance Rate for Loan Policies of Title Insurance on land that is 1-4 Family Improved Residential is:

When the land covered by the loan policy is of the type 1-4 Family Residential and the land owner shall be entitled to the following rates on the loan policy:

	Per Thousand
Amount up to \$50,000 of liability written	1.50
Amount over \$50,000 and up to \$100,000	1.20
Amount over \$100,000 and up to \$500,000	1.05
Amount over \$500,000	.90
Minimum Premium	\$10.00

This rate shall apply where the loan proceeds are being used for purposes other than the financing of the acquisition of the property in a concurrent purchase transaction.

d. Simultaneous Issuance of Loan and Owners Policies of Title Insurance.

When a First American owner's and one or more First American loan policies covering identical land are to be issued simultaneously, the rate applicable for the owner's policy shall be the regular owner's rate. The rate for each loan policy simultaneously issued will be \$10.00 for an aggregate amount of insurance not in excess of the owner's policy. The premium on the amount of the loan policies exceeding the owner's policy is figured at the regular original title insurance rates for loan policies.

In all cases the owner's policy shall be issued for the full insurable value of the premises. All policies must bear identical date and the owner's policy must show the mortgage(s) as an exception under Schedule "B" thereof.

### **III. OWNER'S & LEASEHOLD POLICIES OF TITLE INSURANCE**

- a. The premium for Owners or Leasehold Owners Policies of Title Insurance are:

An owner's policy, insuring fee simple estate, will not be issued for less than the full value of the premises. The premium charge for original owner's or leasehold insurance shall be:

	Per Thousand
Up to \$50,000 of liability written	3.50
Over \$50,000 and up to \$100,000	3.00
Over \$100,000 and up to \$500,000	2.25
Over \$500,000 and up to \$5,000,000	2.00
Over \$5,000,000 and up to \$10,000,000	1.75
Over \$10,000,000 and up to \$15,000,000	1.50
Over \$15,000,000	1.25
Minimum Premium	\$10.00

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NOTE: To compute any insurance premium on a fractional thousand of insurance (except as to minimum premiums), round any fractional amount up to the next thousand dollar increment.

- b. The Re-issue Rate for Owners or Leasehold Policies are:

The reissue rate, where applicable (see sections "1" and "2" below), is 60% of the published tariff in force for original insurance. Reissue rates apply up to the face of the previous policy. If more insurance is required under a reissue policy than was written in the original policy, the coverage must be computed at original insurance rates under the applicable bracket or brackets.

	Per Thousand
Amounts up to \$50,000 of liability written	2.10
Amount over \$50,000 and up to \$100,000, add	1.80
Amounts over \$100,000 and up to \$500,000, add	1.35
Amounts over \$500,000 and up to \$5,000,000, add	1.20
Amounts over \$5,000,000, add	1.05
Minimum Premium	\$10.00

1. A purchaser of real estate from one whose title as owner has been insured prior to the application for a new policy shall, upon presentation of a copy of the prior Owners Policy, be entitled to the reissue rate for owner's insurance in an amount up to the face of such prior policy. Full rate as per published schedule in force will be charged for the excess up to the full value of the property.

2. When the insured under a mortgage policy of this company acquires title by foreclosure or by voluntary conveyance in extinguishment of debt, and desires an owner's policy to be issued, such insured shall be entitled to the reissue rate on an owner's policy up to an amount equal to the face of such previous mortgage policy. Full rate as per published schedule in force will be charged for excess insurance requested.

#### IV. TITLE REPORT GUARANTEES

The premium for Title Report Guarantees are:

Up to \$10,000 of coverage	\$40.00
Each additional \$1,000 (or fraction thereof) over \$10,000	1.50

#### V. OTHER

a. Builder Rates

Owners and Loan Policies will be issued at 60% of the rates shown in IIa and IIIa on property being sold by a Builder/Developer and which constitutes a sale of a home or condominium built by such Builder/Developer.

A Builder/Developer for the purpose of this filing shall be a person or entity in the business of Developing Subdivisions or the Building of Homes, Apartment Projects, Condominiums or Commercial Projects.

b. All standard Form Endorsements on file with the Division of Insurance are issued at no charge, unless and/or until a Supplemental Schedule of Endorsement Charges is filed at which time it shall be incorporated herein by reference.

In instances of unusual risk, exposure or hazard, an appropriate charge will be made. Unique or specialized endorsements addressing a specific title matter may be issued at a charge appropriate to the risk assured.

c. Rate for Leasehold Policies Issued Simultaneously with Fee Policy

Owners and Loan Policies insuring leasehold interests issued simultaneously with policies insuring the fee simple estate will be issued for 30 per cent of the rate for the fee policy.

#### VI. SPECIAL RULE FOR RATING UNIQUE OR UNUSUAL CONDITIONS

If it can be clearly demonstrated that a risk presents unique or unusual conditions or exposure or hazard such that the application of the normal rating procedure does not produce a reasonable and equitable rate for the risk, such risk may be treated on an individual rate basis.

Requests for treatment under this rule shall be submitted to the insurance commissioner and shall be accompanied by evidence specifically setting forth the reasons for the request along with full supporting information evidencing that the special treatment is not a violation of K.S.A. 40-2404(14) relating to rebates and other inducements in title insurance. Such rates must be filed with the Commissioner of Insurance prior to quotation or being made effective.



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TITLE INSURANCE RATES AND  
CHARGES FOR COMPANY OWNED  
OFFICES IN KANSAS

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EFFECTIVE: April 10, 2013

Unless Otherwise Specified Herein

CHICAGO TITLE INSURANCE COMPANY

**KANSAS - CTIC OFFICE PRICING MANUAL**

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## SECTION 1 AUTHORITY TO QUOTE CHARGES

No employee may quote title insurance charges unless they are properly licensed as a title insurance agent in the state where the property is located. No employee may quote charges, other than set forth in this manual, without approval of the appropriate revenue manager or underwriter.

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## SECTION 2 STANDARD CHARGES

2.01 Summary of Charges for Residential Owner's and Refinance Loan Policies for Johnson, Leavenworth and Wyandotte counties in Kansas. (Rates apply to one-to-four family residential properties only for purchase.)

- A) Summary of charges for **Owner's Title Insurance Policies** (Rates apply to one-to-four family residential properties only for purchase.)
- B) For policies issued on properties improved by one-to-four family residential structures, the rates shown below include the fees for risk and search and examination. These fees are lumped together and stated as a single charge, rather than expressed separately. Settlement services charges are not included in this rate. These rates apply to every county in Kansas when the policy is written by a Company owned office. If an owner's policy is issued simultaneously with a loan policy, see Sections 2.03 and/or 2.04

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### NEW LOW RATES APPLY TO TRANSACTIONS WITH OR WITHOUT A PRIOR POLICY!

Amount of Insurance	Fee for Resale, Owners Policy
80,001 to 90,000.....	399.00
90,001 to 100,000.....	417.00
100,001 to 110,000.....	429.00
110,001 to 120,000.....	441.00
120,001 to 130,000.....	453.00
130,001 to 140,000.....	465.00
140,001 to 150,000.....	477.00
150,001 to 160,000.....	489.00
160,001 to 170,000.....	501.00
170,001 to 180,000.....	513.00
180,001 to 190,000.....	525.00
190,001 to 200,000.....	537.00
200,001 to 210,000.....	549.00
210,001 to 220,000.....	561.00
220,001 to 230,000.....	573.00
230,001 to 240,000.....	585.00
240,001 to 250,000.....	597.00
250,001 to 275,000.....	627.00
275,001 to 300,000.....	657.00
300,001 to 325,000.....	687.00
325,001 to 350,000.....	717.00
350,001 to 375,000.....	747.00
375,001 to 400,000.....	777.00
400,001 to 425,000.....	807.00
425,001 to 450,000.....	837.00
450,001 to 475,000.....	867.00
475,001 to 500,000.....	897.00
500,001 to 525,000.....	912.00
525,001 to 550,000.....	927.00
550,001 to 575,000.....	942.00
575,001 to 600,000.....	957.00
600,001 to 625,000.....	972.00



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625,001 to 650,000 .....	987.00
650,001 to 675,000 .....	1002.00
675,001 to 700,000 .....	1017.00
700,001 to 725,000 .....	1032.00
725,001 to 750,000 .....	1047.00

Calculating premiums over card amount:

For policies over \$750,000 and up to \$1,000,000 - Add \$0.66 per thousand.

For policies over \$1,000,000 and up to \$5,000,000 - Add \$0.50 per thousand.

For policies over \$5,000,000 and up to infinity - Add \$0.65 per thousand.

- B) Summary of Charges for residential Refinance Loan policies when Chicago Title is clearing Title encumbrances and handling the associated escrow process. (Rates apply to one-to-four family residential properties only for refinance transactions.)

For policies issued on properties improved by one-to-four family residential structures, the rates shown below include the fees for risk and search and examination. These fees are lumped together and stated as a single charge, rather than expressed separately. Settlement services charges are not included in this rate. These rates apply to every county in Kansas when the policy is written by a Company-owned office. If an owner's policy is issued simultaneously with a loan policy, see Sections 2.03 and/or 2.04

### NEW LOW RATES APPLY TO TRANSACTIONS WITH OR WITHOUT A PRIOR POLICY!

Amount of Insurance	Fee for Refinance Loan Policy
80,001 to 90,000 .....	324.00
90,001 to 100,000 .....	343.00
100,001 to 110,000 .....	356.00
110,001 to 120,000 .....	368.00
120,001 to 130,000 .....	381.00
130,001 to 140,000 .....	394.00
140,001 to 150,000 .....	407.00
150,001 to 160,000 .....	419.00
160,001 to 170,000 .....	432.00
170,001 to 180,000 .....	444.00
180,001 to 190,000 .....	457.00
190,001 to 200,000 .....	470.00
200,001 to 210,000 .....	482.00
210,001 to 220,000 .....	495.00
220,001 to 230,000 .....	508.00
230,001 to 240,000 .....	520.00
240,001 to 250,000 .....	533.00
250,001 to 275,000 .....	564.00
275,001 to 300,000 .....	596.00
300,001 to 325,000 .....	627.00
325,001 to 350,000 .....	659.00
350,001 to 375,000 .....	690.00
375,001 to 400,000 .....	722.00
400,001 to 425,000 .....	753.00
425,001 to 450,000 .....	785.00
450,001 to 475,000 .....	816.00

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475,001 to 500,000	848.00
500,001 to 525,000	863.00
525,001 to 550,000	879.00
550,001 to 575,000	895.00
575,001 to 600,000	911.00
600,001 to 625,000	927.00
625,001 to 650,000	942.00
650,001 to 675,000	958.00
675,001 to 700,000	974.00
700,001 to 725,000	990.00
725,001 to 750,000	1005.00

Calculating premiums over card amount:

For policies over \$750,000 and up to \$1,000,000 - Add \$0.66 per thousand.

For policies over \$1,000,000 and up to \$5,000,000 - Add \$0.50 per thousand.

For policies over \$5,000,000 and up to infinity - Add \$0.65 per thousand.

## 2.02 Non-Residential Rate (Commercial)

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The following charges apply to all properties other than those improved by 1-to-4-family residential structures. These charges include risk rate and search and examination fees lumped together and stated as a single charge. Settlement services charges are not included in this rate. This rate is also commonly referred to as the "Commercial Rate".

### A. Policies for \$1,000,000 or less.

<u>Amount of Insurance</u>	<u>Charge</u>	<u>Amount of Insurance</u>	<u>Charge</u>	<u>Amount of Insurance</u>	<u>Charge</u>
\$25,000 or less	325.00	\$145,001 to 150,000	725.00	\$400,001 to 425,000	1,275.00
\$25,001 to 30,000	350.00	\$150,001 to 155,000	735.00	\$425,001 to 450,000	1,325.00
\$30,001 to 35,000	375.00	\$155,001 to 160,000	745.00	\$450,001 to 475,000	1,375.00
\$35,001 to 40,000	400.00	\$160,001 to 165,000	755.00	\$475,001 to 500,000	1,425.00
\$40,001 to 45,000	425.00	\$165,001 to 170,000	765.00	\$500,001 to 525,000	1,450.00
\$45,001 to 50,000	450.00	\$170,001 to 175,000	775.00	\$525,001 to 550,000	1,475.00
\$50,001 to 55,000	470.00	\$175,001 to 180,000	785.00	\$550,001 to 575,000	1,500.00
\$55,001 to 60,000	490.00	\$180,001 to 185,000	795.00	\$575,001 to 600,000	1,525.00
\$60,001 to 65,000	510.00	\$185,001 to 190,000	805.00	\$600,001 to 625,000	1,550.00
\$65,001 to 70,000	530.00	\$190,001 to 195,000	815.00	\$625,001 to 650,000	1,575.00
\$70,001 to 75,000	550.00	\$195,001 to 200,000	825.00	\$650,001 to 675,000	1,600.00
\$75,001 to 80,000	565.00	\$200,001 to 210,000	845.00	\$675,001 to 700,000	1,625.00
\$80,001 to 85,000	580.00	\$210,001 to 220,000	865.00	\$700,001 to 725,000	1,650.00
\$85,001 to 90,000	595.00	\$220,001 to 230,000	885.00	\$725,001 to 750,000	1,675.00
\$90,001 to 95,000	610.00	\$230,001 to 240,000	905.00	\$750,001 to 775,000	1,700.00
\$95,001 to 100,000	625.00	\$240,001 to 250,000	925.00	\$775,001 to 800,000	1,725.00
\$100,001 to 105,000	635.00	\$250,001 to 260,000	945.00	\$800,001 to 825,000	1,750.00
\$105,001 to 110,000	645.00	\$260,001 to 270,000	965.00	\$825,001 to 850,000	1,775.00
\$110,001 to 115,000	655.00	\$270,001 to 280,000	985.00	\$850,001 to 875,000	1,800.00
\$115,001 to 120,000	665.00	\$280,001 to 290,000	1,005.00	\$875,001 to 900,000	1,825.00
\$120,001 to 125,000	675.00	\$290,001 to 300,000	1,025.00	\$900,001 to 925,000	1,850.00
\$125,001 to 130,000	685.00	\$300,001 to 325,000	1,075.00	\$925,001 to 950,000	1,875.00
\$130,001 to 135,000	695.00	\$325,001 to 350,000	1,125.00	\$950,001 to 975,000	1,900.00
\$135,001 to 140,000	705.00	\$350,001 to 375,000	1,175.00	\$975,001 to 1,000,000	1,925.00



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\$140,001 to 145,000      715.00      \$375,001 to 400,000      1,225.00      \$400,001 to 425,000      1,275.00

For policies over \$1 million, charge \$1,925, plus \$0.80 per thousand up to \$5 million.

For policies over \$5 million, charge \$5,125, plus \$0.65 per thousand up to infinity.

### B. Policies over \$500,000.

Rates for policies over \$500,000 must be considered on a case-by-case basis. Reissue credits may be available, or other factors may reduce our work charges. Special coverages are often required and require special pricing considerations. The following rates are meant to serve as a guideline and starting point. They may be increased to reflect risk and work factors.

### 2.03 Simultaneous-Issue Loan Policies

- A. Residential loan policies issued simultaneously with an owner's policy (provided the amount does not exceed the amount of the owner's policy):

Charge      \$275      **FILED**  
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- B. Nonresidential loan policies issued simultaneously with an owner's policy (provided the amount does not exceed the amount of the owner's policy):

Under \$5 Million liability      \$250  
\$5 Million liability and over      \$500

### 2.04 Simultaneous-Issue Leasehold Policies

- A. For leasehold policies simultaneously issued with a policy insuring an interest in a different estate in the land, refer to above schedules and charge 30% of the indicated amount.
- B. If the amount of the leasehold policy exceeds the amount of the policy being issued simultaneously therewith, charge 30% of the amount to be charged for the other policy, plus the difference between the amount being charged for the other policy and the amount that would otherwise be charged for such a leasehold policy not being simultaneously issued.

### 2.05 Reserved for Future Use

### 2.06 Residential Junior Lien Policy/Limited Loan Coverage Policy Rate.

This rate applies on second, third or fourth mortgages on 1-to-4 family residential platted subdivision properties only, where the Junior Lien Commitment Information Sheet is issued in lieu of the ALTA Commitment, and the ALTA Short Form Residential Loan Policy; or the Limited Loan Coverage Policy is issued.

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<u>Amount of Insurance</u>	<u>Rate</u>
Less than \$15,001 .....	\$155
\$15,001 to \$20,000.....	165
20,001 to 30,000.....	180
30,001 to 40,000.....	205
40,001 to 50,000.....	225
50,001 to 60,000.....	245
60,001 to 70,000.....	265
70,001 to 80,000.....	280
80,001 to 90,000.....	300
90,001 to 100,000.....	320
Over 100,000, add.....	\$1.50 per thousand

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2.07 [Section held open for future use]

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2.08 [Section held open for future use]

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2.09 Title Insurance Rates for Owners Policies involving a recent Foreclosure and Third Party Relocation company in the transaction.

Seller closing fee for foreclosure transactions is \$250.00, all inclusive.

NOTE: Rates apply ONLY to Lender owned Foreclosed one-to-four family residential properties, and properties involving a third party relocation company in the transaction.

# CHICAGO TITLE INSURANCE COMPANY

## 2.09 Title Insurance Rates for Owners Policies involving a recent Foreclosure and Third Party Relocation company in the transaction (continued).

Amount of Insurance	Foreclosure or Relocation File Rates
\$80,000 or less .....	\$715.00
\$80,001 to 90,000 .....	\$733.00
\$90,001 to 100,000 .....	\$745.00
\$100,001 to 110,000 .....	\$760.00
\$110,001 to 120,000 .....	\$775.00
\$120,001 to 130,000 .....	\$790.00
\$130,001 to 140,000 .....	\$805.00
\$140,001 to 150,000 .....	\$820.00
\$150,001 to 160,000 .....	\$835.00
\$160,001 to 170,000 .....	\$850.00
\$170,001 to 180,000 .....	\$865.00
\$180,001 to 190,000 .....	\$880.00
\$190,001 to 200,000 .....	\$895.00
\$200,001 to 210,000 .....	\$910.00
\$210,001 to 220,000 .....	\$925.00
\$220,001 to 230,000 .....	\$940.00
\$230,001 to 240,000 .....	\$955.00
\$240,001 to 250,000 .....	\$970.00
\$250,001 to 260,000 .....	\$985.00
\$260,001 to 270,000 .....	\$1,000.00
\$270,001 to 280,000 .....	\$1,015.00
\$280,000 to 290,000 .....	\$1,030.00
\$290,001 to 300,000 .....	\$1,045.00
\$300,001 to 325,000 .....	\$1,060.00
\$325,001 to 350,000 .....	\$1,075.00
\$350,001 to 375,000 .....	\$1,090.00
\$375,001 to 400,000 .....	\$1,105.00
\$400,001 to 425,000 .....	\$1,120.00
\$425,001 to 450,000 .....	\$1,135.00
\$450,001 to 475,000 .....	\$1,150.00
\$475,001 to 500,000 .....	\$1,165.00

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## 2.10 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 3 CHARGES INVOLVING DEVELOPMENT OR CONSTRUCTION

#### 3.01 Development Loans

The company will insure the lien of a development loan for site improvements, such as streets and sewers to lots in a platted subdivision, when the aggregate sales price of such lots is in excess of \$500,000.00, at a premium of \$.90 per thousand. No reissue credit from any prior policy will be allowed toward this premium, and no reissue credit will be allowed on any future policy by virtue of having issued a development loan policy at this price.

If a development loan does not qualify under these guidelines, charge the rate for a commercial loan policy set forth in Section 2.02. Reissue credit is available when the loan qualifies under Section 5.01 and does not qualify for the rate set forth above.

#### 3.02 Construction Loans on One-To-Four-Family Residential Properties

Residential construction loans are handled as follows

A commitment is issued to the construction lender. A \$75.00 commitment fee is charged when the construction loan mortgage is recorded. In most cases, a supplemental commitment will be issued showing the recorded documents. No additional charge is made for this supplemental report. If no construction loan policy is issued, the commitment is held open during construction. If a construction policy is required by the lender, the charge is \$75 for each six month policy. When the home is sold to the ultimate buyer and a permanent loan is made, we will issue the policies. No credit is given for the original commitment fee.

#### 3.03 Developer's/Builder's/Investor's Rate

The Developer's/Builder's/Investor's Rate on orders placed after June 1, 2011, is \$1.50 per thousand for the first \$200,000 of liability, and \$0.50 per thousand for liability above \$200,000. The Developer's/Builder's/Investor's Rate will apply in the following situations:

- A. Where two or more houses are constructed, or to be constructed, on building plots within the same chain of title, and requiring only one examination of the original base title; or
- B. Where one or more building plots have been acquired and so improved within a subdivision, the title to which we have insured; or
- C. Where one or more plots have been acquired by an established residential builder/investor; and
- D. Where the builder/investor is paying for the title insurance.

## CHICAGO TITLE INSURANCE COMPANY

### 3.04 Subdivision Charge

A special charge known as the subdivision charge will be granted under the following circumstances:

- A. Premises owned by one owner have been platted into 10 or more lots, or where one owner owns 10 or more lots within a platted subdivision; and
- B. The owner proposes to sell vacant lots to individual purchasers and furnish an owner's title insurance policy to each purchaser, as evidence of title, in lieu of furnishing an abstract of title; and
- C. The owner of such premises has either an outstanding owner's title insurance policy thereon, issued by the Company, or has caused the Company to prepare a blanket title report covering all of said premises owned by him. (Note: A minimum charge for the preparation of such blanket title report may be necessary in individual cases.)

The Subdivision Charge shall be quoted by the revenue manager. The quote shall be in writing and given a contract rate number. All subsequent orders placed pursuant to this quotation shall have this number affixed to the "Order Sheet". Copies of all Subdivision Charge quotations are to be given to the Metro Manager, the affected Branch Manager, and Office Counsel. A copy of each contract shall be filed in the Contract Rate Book.

Before the rate is established and quoted to the customer, it must be filed with the Kansas Insurance Department under the "U & U Rule".

### 3.05 ( SECTION HELD OPEN FOR FUTURE USE )

### 3.06 ( SECTION HELD OPEN FOR FUTURE USE )

### 3.07 ( SECTION HELD OPEN FOR FUTURE USE )

### 3.08 Rundown and Endorsement on Construction Loan Policies.

Where the Company is disbursing construction funds pursuant to a construction loan escrow and disbursing agreement, there is no additional charge for periodic title rundown and endorsements to cover each disbursement. Where the Company is not disbursing the funds, however, the charge for each rundown and endorsement shall be \$100.



## CHICAGO TITLE INSURANCE COMPANY

### 3.09 Permanent Loans on New Commercial Projects

Where the Company has previously insured the lien of a construction loan on a commercial project, and collected the appropriate premium therefor, we will insure the lien of a permanent mortgage, which replaces the construction mortgage, for a processing or work charge only. If the amount of the permanent mortgage exceeds the amount of the construction mortgage, it will be necessary to bill additional premium for the excess amount. The processing charge is \$250.00. Of course, any extended or special coverages given in the permanent loan policy should be billed at the appropriate rate in addition to the work charge.

If an unusual amount of work is involved, we must file our rate under the "U and U Rule".

### 3.10 ( SECTION HELD OPEN FOR FUTURE USE )

FILED

## SECTION 4 CHARGES FOR ADDITIONAL OR SPECIAL SERVICES AND COVERAGES

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### 4.01 Additional Charges

All of the above charges are for ordinary or normal cases.

When the premises to be insured consist of multiple tracts coming from separate chains of title, an additional charge of \$100.00 for each additional tract shall be made.

In cases involving a long and intricate title, an appropriate additional charge, fixed by the examiner, will be made.

In order to comply with Kansas law, a special rate filing will need to be made under the "Unique and Unusual Rule". Consult the Area Manager in these cases.

### 4.02 Commitment Charges

Information Report charges or commitment charges are made to compensate the Company for the work done in preparing a commitment when no policy is issued.

An "Information Report charge" is made when a title report is issued with no likelihood of a policy being issued in the next 6 months.



## CHICAGO TITLE INSURANCE COMPANY

A "Commitment charge" is made when there is a strong possibility a policy will be written, but we are aware of contingencies that will result in cancellation of the order.

- A. The fee for an Informational Report on 1-to-4-family residential properties is \$250.00. Charge \$125.00 for each update report issued.
- B. The fee for an Informational Report on commercial properties is \$350.00.
- C. If more than three hours of search and examination time is required, add \$100.00 to the charge for the Informational Report or Commitment.
- D. A commitment fee of \$150.00 is made on 1-to-4-family residential properties. If copies of deeds and/or exceptions are required, the fee is \$200.00.
- E. A commitment fee of \$300.00 is made on commercial properties.
- F. A foreclosure commitment fee of \$300.00 will be charged on 1-to-4- family residential properties; \$350 on other properties.

The Commitment Charges at "C", "D" and "E" above shall also apply as cancellation fees in cases where an order for a policy is cancelled. To collect these fees, the customer must be advised, before the commitment is issued, that there will be a cancellation or commitment fee.

Amounts paid for Informational Reports or Commitments, except construction binders issued by Chicago Title (Section 3.02 of this manual), shall be credited toward the premium due for any policy issued pursuant to those reports. If the report or commitment was issued by another company, the credit shall not exceed \$175.00.

### 4.03 Special Coverages

#### Extraordinary Risks

Our published schedule of rates creates sufficient reserves to cover losses arising from our assumption of "normal" risks. While we sometimes accept greater-than-normal risks, our loss experience is naturally less favorable in such cases. It is therefore the Company's policy that, where appropriate underwriting authority has determined that an extraordinary risk is nevertheless acceptable, the Company should be compensated accordingly. It is not possible to enumerate these risks, but they might be such things as insuring against forced removal by reason of an encroachment, or deleting some cloud on the title, such as by adverse possession affidavit, without requiring suit to quiet title. The

## CHICAGO TITLE INSURANCE COMPANY

possibilities are as diverse as the imaginations of counsel are fertile. Likewise, it is not possible to formulate any schedule of charges for such risks. Unless there is a sufficient experience or custom factor to serve as a guide, an officer should be consulted.

If unusual or unique circumstances require additional charges, a special rate filing under the "U and U Rule" is required.

### 4.04 (SECTION HELD OPEN FOR FUTURE USE)

### 4.05 Service and Closing Fees

#### I. Residential Properties:

Standard Escrow Related Fees across all metro area residential escrow offices. All fees below will be charged to the party shown unless instructed otherwise in contract.

#### **SALE TRANSACTIONS WITH NEW LOAN**

Seller Fees:	\$0	New Construction transaction where seller is builder, or transactions where developer is selling individual lot to builder.
	\$150	Customary Transactions (non-inclusive of overnight delivery fees, wire fees or other additional services).
	\$250	All inclusive rate for transactions where seller is/has negotiated a short sale with their lender.
	\$300	Relocation Transactions where all-inclusive seller fee is required and commitment has been issued by agent of the company.
	\$325	Relocation Transactions (non-inclusive of overnight delivery fees, wire fees or other additional services).
	\$250	All-inclusive rate where Foreclosing Lender is Seller.
Buyer Fees	\$325	Escrow Fee/Settlement Services when loan obtained by institutional lender (All inclusive fee)
	\$125	Jr. Lien Closing Fee, if closed simultaneous with first.

# CHICAGO TITLE INSURANCE COMPANY

## SALE TRANSACTION WITH OTHER FINANCING OR CASH

Seller Fees:	\$0	New Construction transaction where seller is builder, or transactions where developer is selling individual lot to builder.
	\$150	Customary Transactions (non-inclusive of overnight delivery fees, wire fees or other additional services)
	\$300	All inclusive rate for transactions where seller is/has negotiated a short sale with their lender).
	\$300	Relocation Transactions where all-inclusive seller fee is required and commitment has been issued by agent of the company.
	\$325	Relocation Transactions (non-inclusive of overnight delivery fees, wire fees or other additional services).
	\$250	All-inclusive rate where Foreclosing Lender is Seller.
Buyer Fee	\$200	Escrow/Settlement Services

## REFINANCES

Borrower	\$325	Escrow Fee/Settlement Services
All Counties EXCEPT Dickinson, Geary, Pottawatomie and Riley the following rate will apply, if applicable:		
Borrower	\$200	HARP / FHA SF Streamline Loan Closing Fee



CHICAGO TITLE INSURANCE COMPANY

**ESCROW FEE/SETTLEMENT SERVICES IN CONNECTION WITH TRANSACTIONS  
INSURED WITHIN THE PROGRAM GUIDELINES SHOWN IN SECTION 5.13.A –  
CENTRALIZED REFINANCE RATE**

**(For Use in all Counties, EXCEPT Dickinson, Geary, Pottawatomie, Riley and Shawnee)**

Liability Amount	Amount
Up to \$100,000	\$325
\$100,001 to \$125,000	\$350
\$125,001 to \$150,000	\$375
\$150,001 to \$175,000	\$420
\$175,001 to \$200,000	\$425
\$200,001 to \$250,000	\$430
\$250,001 to \$300,000	\$435
\$300,001 to \$350,000	\$440
\$350,001 to \$400,000	\$445
\$400,001 to \$450,000	\$450
\$450,001 to \$500,000	\$455
\$500,001 to \$1,000,000	\$500

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For transactions exceeding \$1,000,000 in liability, the closing fee is \$500 plus \$1.00 per thousand for amounts exceeding \$1,000,000.

An additional fee for notary services in the amount of \$75 may be charged in counties outside Johnson and Wyandotte.

# CHICAGO TITLE INSURANCE COMPANY

## OTHER

Witness Signing	\$200	Accommodation Signing - Buyer/Borrower
Witness Signing	\$75	Accommodation Signing - Seller
Document Preparation	\$50	
After Hours Closing	\$50	Scheduled after 5:30 pm in our offices
Traveling Closing	\$100	Closing at client's location per customer request
Weekend Closing	\$200	At customer request in our offices
Hold Open Fee	\$75	For resale (charge premium according to sales price on first transaction + hold open; on 2 <sup>nd</sup> transaction, determine premium for new sales price, then deduct premium already paid - NO CREDIT FOR HOLD OPEN FEE given) - good for 6 months
	\$75	Renewal fee for hold open to be good for another 6 months; search of records will be required.
Courier/Overnight Delivery	\$28	Handling and delivery fee for overnight delivery
Rush Delivery	\$28	One hour courier - handling and delivery fee
Wire Fee	\$28	For outgoing wire of seller or Borrower funds
Online Document Transfer Fee	\$35	Applied to witness only signings and transactions that require multiple document printings.
Certified Check Fee	\$50	When any party in the transaction requires a cashier's check for proceeds from a transaction

## HUD PREPARATION, DISBURSEMENT AND RECORDING

HUD Statement, Notary Preparation, Disburse, and Recording Service	\$270	Settlement services for mail out or outside service closings
Disbursement and Recording Services	\$100	Closing done by the lender, with lender HUD.
Disbursement Only Transactions	\$75	For lender prepared and closed.

## TITLE SERVICE FEES

Residential Relo Search Package	\$250	Property search without issuing a commitment for relocation transaction
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# CHICAGO TITLE INSURANCE COMPANY

Document Copies	\$25	Up to five (5) pages – additional pages at \$2 each.
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## II. Commercial Properties:

A. Routine Escrow	\$600.00	Less than 6 hours
B. Complex Closings	\$1,000.00	More than 6 hours, but less than 12 hours
C. Major Closings	\$1,500.00	More than 12 hours, but less than 22 hours
D. Project Closings	\$2,000.00	More than 22 hours

[NOTE: These charges do not apply to post-policy transactions. See  
Section 5.12.]

## CHICAGO TITLE INSURANCE COMPANY

### 4.06 Copies of Policies

If an insured requests a copy of his policy more than 6 months after the original has been issued, we require that the request be in writing, and charge \$25.00.

If the insured requests a duplicate original - charge \$75.00.

These charges shall be waived if the insured establishes to our satisfaction that he never received the original policy.

### 4.07 Charge for Mortgage failing to meet register of deeds format requirements

A service charge of \$100 will be made when a mortgage submitted for recording and issuance of title insurance fails to meet the register of deeds' formatting requirements concerning width of margins.

## SECTION 5 OTHER SPECIAL RATES

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### 5.01 Reissue Rate

The reissue rate applies only to policies on property other than one-to-four family. The reissue rate is the Commercial Rate, less the reissue credit.

Reissue rates apply when a prior title insurance policy on the premises in question has been issued by an underwriter licensed in Kansas to the current owner and is available to us.

#### Reissue Credit.

- A. The reissue credit shall be 40 percent of the regular rate on the amount of the prior owner's policy, or the most recent loan policy, if more recent and for a greater amount.

Liability in excess of the amount of the prior policy will be billed at the regular rate.

- B. If the examination of title reveals any of the following since the prior policy: a bankruptcy, foreclosure, multiple lawsuits or judgments, a gap in title, a passage of title into divided interests of less than 1/16, more than 25 additional easements, then no reissue credit is available.

### 5.02 Abstract Conversion Rate

Where the prior title evidence on property upon which we are asked to issue a title insurance policy is an abstract, we will give an abstract conversion rate, which is \$100.00 off the amount set forth in Secs. 2.01 or 2.02 above, subject to the following:

- A. The abstract must be surrendered to us prior to commencement of our



## CHICAGO TITLE INSURANCE COMPANY

examination and becomes our property. In appropriate cases, such as where the abstract is in the possession of a lender and cannot be obtained until the loan is paid, the requirement that it be surrendered prior to examination may be waived.

- B. The abstract must be the title evidence relied upon at the time the current seller acquired the property, and must be continued to a date more or less contemporaneous to his acquisition, although it need not actually cover his deed.
- C. In no event will an abstract conversion rate be given which is less than the minimum card rate.

### 5.03 Commercial Substitution Rate

In cases involving commercial or industrial property where we have an existing loan policy not over three years old, and the same borrower asks us to issue a new loan policy on a substitute loan, we will charge 60% of the standard rate up to the principal amount of the original loan, plus standard rates for any increase in the loan amount over said amount.

#### 5.03.1 No longer applicable - Open for future use

#### 5.03.2 Residential Second Rate (also known as Home Equity Rate)

### HOME EQUITY LOAN PROGRAM

POLICY TO BE ISSUED: Standard ALTA Loan Form

ENDORSEMENTS AVAILABLE:

1. ALTA Form 6 and 6-06, Variable Rate Mortgage.
2. ALTA Form 14 Series and 14-06 Series, Future Advances.

#### RATE SCHEDULE:

\$155	\$15,000 or less
\$165	\$15,001 to \$20,000
\$180	\$20,001 to \$30,000
\$205	\$30,001 to \$40,000
\$225	\$40,001 to \$50,000
\$245	\$50,001 to \$60,000
\$265	\$60,001 to \$70,000
\$275	\$70,001 to \$80,000
\$300	\$80,001 to \$90,000
\$320	\$90,001 to \$100,000



CHICAGO TITLE INSURANCE COMPANY

Add \$1.50	Per thousand for policies greater than \$100,001
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SPECIAL CONDITIONS & PROCEDURES:

1. This rate does not include any escrow service and is limited to 1-to-4-family residential properties.
2. An instruction letter, in the form below, and the other documents referred to therein, must be furnished the Company at the time of delivery of the mortgage intended to be insured.
3. This rate is applicable when the policy to be issued insures any junior mortgage on residential property, provided all of the conditions set forth herein are met.

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CHICAGO TITLE INSURANCE COMPANY

INSTRUCTION LETTER FOR USE WITH RESIDENTIAL SECOND RATE AND HOME  
EQUITY LOAN PROGRAM

Chicago Title Insurance Company  
**110 S. Cherry**  
**Suite #202**  
Olathe, KS 66061

Attention: \_\_\_\_\_

Re: Loan To \_\_\_\_\_  
Loan No. \_\_\_\_\_  
CTIC File \_\_\_\_\_

Dear \_\_\_\_\_:

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**APR 05 2017**

**KEN SELZER**  
**Commissioner of Insurance**

Enclosed herewith is our mortgage and borrower's affidavit in connection with the captioned loan.

When you are prepared to issue to us your loan policy of title insurance in your customary form, in the amount of the mortgage, subject only to the following exceptions:

1. Exception Nos. \_\_\_\_\_ which are shown in title insurance policy No. \_\_\_\_\_ issued by \_\_\_\_\_ (copy of which has previously been furnished you), and any mortgage shown in Schedule A of said policy;
2. Special and general taxes for \_\_\_\_\_;
3. The standard exceptions pertaining to matters of survey and unrecorded easements; and
4. \_\_\_\_\_

you are authorized to proceed to record the mortgage and to issue said policy.

Our check in the amount of \$ \_\_\_\_\_ for the title insurance premium and mortgage registration tax in the amount of \$ \_\_\_\_\_ is enclosed.

Very truly yours,

## CHICAGO TITLE INSURANCE COMPANY

### 5.04 Future Advances

Where the Company endorses an existing loan policy to cover a future advance, make a rundown charge of \$50.00, plus 60% of the regular rate on the amount of the advance, to the extent that the total indebtedness after the advance does not exceed the original face amount of the policy. If the total indebtedness after the advance does exceed the original face amount of the policy, charge 100% of the regular rate on the portion of the advance that causes the original face amount of the policy to be exceeded.

### 5.05 Swing Loans

A residential purchaser frequently contemplates using the proceeds of the sale of his prior residence to apply to the purchase of a new one. Where the prior residence has not yet been sold, or the sale thereof has not yet closed, it is sometimes necessary for him to obtain a "swing loan" on the prior residence to generate the funds necessary to close on the new one. The full rate, as determined under Sec. 2.01 hereof, should be charged for any policy insuring a swing loan mortgage on the prior residence. Thereafter, when the prior residence is sold, and we issue a policy to the purchaser, the seller is entitled to a credit against the premium therefor equivalent to the premium paid for the swing loan policy, less \$75.00

### 5.06 Hold Open

Title to land is often acquired by an individual as nominee for a group of investors, or in some similar capacity. It is intended that a corporation or partnership will be formed by the group to which title is to be conveyed. It is requested that we withhold issuance of our owner's policy to reflect such transfer. This is a reasonable request, and where the premium has already been paid and we do not have to hold the file open for more than twelve months, we will do so and charge only a processing charge which is \$75.00

### 5.07 Trade-Ins

In the case of residential properties accepted as trade-ins by brokers, where the premium for an owner's policy is paid by the broker's client in the amount established between the parties as the trade-in allowance, the file will be held open and a policy issued to the ultimate purchaser from the broker within six months from the date of the commitment, at a charge of \$75.00, plus the regular rate on any portion of the sale price representing an excess over the value established at the time of trade.

### 5.08 Contracts for Deed

Where an insured (as defined in paragraph 1(a) of the Conditions and Stipulations) in a contract for deed policy has or is about to acquire fee title by reason of full performance of the contract for deed, we will issue a dated-down policy showing title vested in our insured, which policy should be in the amount of the current fair market value of the property, for a processing charge of \$75.00, plus the regular rate on the excess of current fair market value over the original policy amount. The contract for deed policy must be surrendered for cancellation.



## CHICAGO TITLE INSURANCE COMPANY

### 5.09 Nonstandard Endorsement Charge

A nonstandard endorsement charge is imposed when a proposed insured requests and the Company agrees to a modification of the language of a standard endorsement. The charge is \$100 per endorsement.

### 5.10 (SECTION HELD OPEN FOR FUTURE USE)

### 5.11 Standard Endorsements - Classification and Charges

#### **Class A - [see sec. 5.12]**

3064	Assignment of Mortgage [Nonresidential]	FILED
3510	ALTA 10.1 Assignment with Date Down [Nonresidential]	APR 05 2017
	ALTA 10.1-06 Assignment and Date Down [Nonresidential]	
3444	ALTA 11 Mortgage Modification [Nonresidential]	KEN SELZER
	ALTA 11-06 Mortgage Modification [Nonresidential]	Commissioner of Insurance
3894	Date Down Endorsement 1 [Nonresidential and no construction]	
*	Post-Policy Transaction Modification [Nonresidential]	
*	Change of Name of Insured Endorsement	
*	Successor Endorsement	

#### **Class B - Additional 25%<sup>1</sup>**

2281-01	ALTA Form 3.1 - Zoning (Owner; Risk level 2) <sup>2</sup>
	ALTA 3.1-06 Zoning - Completed Structure (Owner; Risk Level 2) <sup>2</sup>
*	Policy Modification 15 (Increase of insurance)
*	ALTA Endorsement Form 15 (Non-Imputation - Full Equity Transfer)
	ALTA Endorsement Form 15-06 (Non-imputation - Full Equity Transfer)
*	ALTA Endorsement Form 15.1 (Non-Imputation - Additional Insured)
	ALTA Endorsement Form 15.1-06 (Non-imputation Additional Insured)
*	ALTA Endorsement Form 15.2 (Non-Imputation - Partial Equity Transfer)
	ALTA Endorsement Form 15.2-06 (Non-imputation - Partial Equity Transfer)
*	Shared Appreciation

#### **Class C - Additional 20%**

2281 (R.3/88) ALTA Form 3 - Zoning (Owner; Risk level 2)

<sup>1</sup>When the charge is expressed as "additional \_ percent," it refers to a percentage of the "Whole" premium, which means the charge determined under section 2.01 or 2.02 of this manual, without reduction by reissue or simultaneous issue or other discount or credit

<sup>2</sup>In zoning Risk Level 1, all of the following must be true:

- (a) No improvements within the last 12 months, and none contemplated.
- (b) Zoning has been in effect at least one year.
- (c) Use of property is not changing.

If any of the foregoing criteria is not applicable, the endorsement is considered to be in Risk Level 2.

CHICAGO TITLE INSURANCE COMPANY

2281-01 ALTA 3-06 (Zoning) (Owner; Risk Level 2)  
ALTA Form 3.1 - Zoning (Lender; Risk level 2)  
ALTA Form 3.1-06 (Zoning-Completed Structure) (Lender; Risk Level 2)

**Class D - Additional 15%**

2281 (R.3/88) ALTA Form 3 - Zoning (Lender; Risk level 2)  
ALTA Form 3-06 - Zoning (Lender; Risk Level 2)  
\* ALTA Endorsement Form 16 - Mezzanine Financing  
\* ALTA Endorsement Form 16-06 - Mezzanine Financing

**Class E - Additional 10%**

2006-KC Option Endorsement  
\* Option Endorsement (Lender)  
\* Option to Repurchase or Lease (Owner)  
\* Application of Payments [Last Dollar]  
\* Fairway (Change in composition of insured entity)  
\* Tie-In Endorsement  
3445 ALTA 12 - Aggregation  
ALTA 12-06 - Aggregation  
\* Contingent Loss/First Loss  
\* Revenue Bonds (Mortgage priority)  
\* ALTA 20 - First Loss - Multiple Parcels  
ALTA 20-06 - First Loss - Multiple Parcels

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**Class F - 10 cents per Thousand**

1001-KC Modified Coverage  
1001-KS Mechanic's Lien - Statutory Bond  
1002 Mechanic's Lien - Priority  
2302 ALTA Construction Loan - Form A  
2305 ALTA Construction Loan Policy, Form D

**Class G - \$400 per policy**

2281-01 ALTA Form 3.1 - Zoning (Risk level 1)  
ALTA Form 3.1-06 - Zoning - Completed Structure (Risk Level 1)  
\* Utility Facility

**Class H - \$350 per policy**

Small Commercial Loan Policy Endorsement Pack (ALTA Form 9 and  
ALTA 9-06 - REM; Location 1 [Land Dimensions; Type of Improvement];  
Contiguity; Access; Tax Parcel; Same As Survey)

CHICAGO TITLE INSURANCE COMPANY

**Class I - \$200 per policy**

- \* Post-Policy Transaction Modification [Nonresidential Construction Date Down]
- 2281 (R.3/88) ALTA Form 3 - Zoning (Risk level 1)  
ALTA Form 3-06 - Zoning (Risk Level 1)
- \* Doing Business Endorsement
- \* Subdivision Endorsement - Kansas
- \* Mortgage Registration Tax
- 3501-KS ALTA Form 9 - REM - Owner's Policy Equivalent [Nonresidential]  
ALTA Form 9-06 - Restrictions, Encroachments, Minerals [Nonresidential]
- \* ALTA Form 9.1 - Owner - Unimproved Land [Nonresidential]  
ALTA Form 9.1-06 - Owner - Unimproved Land - Restrictions, Encroachments, Minerals [Nonresidential]
- \* ALTA Form 9.2 - Owner - Improved Land [Nonresidential]  
ALTA Form 9.2-06 - Owner - Improved Land - Restrictions, Encroachments, Minerals [Nonresidential]
- \* CLTA 112.1(Amend definition of Insured to include holder of bonds, etc., defines bonds and amends Para 5 of Conditions and Stipulations)

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**Class J - \$150 per policy**

- \* Post-Policy Transaction Modification [residential - datedown]

**Class K - \$100 per policy**

- 3841 ALTA Form 1 - Street Assessments  
ALTA Form 1-06 - Street Assessments
- 3522 ALTA Form 2 - Truth in Lending  
ALTA Form 2-06 - Truth in Lending
- 1853 ALTA Form 4 - Condominium  
ALTA Form 4-06 - Condominium
- 115 ALTA Form 5 - Planned Unit Development  
ALTA Form 5-06 - Planned Unit Development
- 125 ALTA Form 6.2 - Negative Amortization  
ALTA 6.2-06 - Variable Rate Mortgage - Negative Amortization
- 125 Same, with Convertible Modification
- 126 ALTA Form 6 - Variable Rate Mortgages  
ALTA Form 6-06 - Variable Rate Mortgage
- 127 ALTA Form 6.1 - Variable Rate; state law
- 3514 ALTA Form 8.1 - Environmental Protection Liens  
ALTA Form 8.1-06 - Environmental Protection Lien
- 3503 ALTA Form 9 - REM - Loan  
ALTA Form 9-06 - Restrictions, Encroachments, Minerals
- 3509 ALTA Form 10 - Assignment (9/24/94)



# CHICAGO TITLE INSURANCE COMPANY

	ALTA Form 10-06 - Assignment
*	ALTA Endorsement Form 17 (Access and Entry)
	ALTA Endorsement Form 17-06 (Access and Entry)
*	ALTA Endorsement Form 18 (Single Tax Parcel)
	ALTA Endorsement Form 18-06 (Single Tax Parcel)
*	ALTA Endorsement Form 18.1 (Multiple Tax Parcels)
	ALTA Endorsement Form 18.1-06 (Multiple Tax Parcel)
*	ALTA Endorsement Form 19 (Contiguity - Multiple Parcels)
	ALTA Endorsement Form 19-06 (Contiguity - Multiple Parcels)
*	ALTA Endorsement Form 19.1 (Contiguity - Single Parcel)
	ALTA Endorsement Form 19.1-06 (Contiguity - Single Parcel)
3594	[Blank Endorsement] - Nonresidential (applies to any nonstandard nonresidential endorsement, including modifications to standard endorsements; but does not apply to post-policy transaction modifications)
*	CLTA Form 100.13 (R. 2/20/61)
*	Effect of Tax Sale on Easement
*	Encroachment Endorsement 1
*	Encroachment Endorsement 2
3178	FNMA Balloon Mortgage Endorsement
*	ALTA Endorsement Form 14 Series (Future Advances) [Nonresidential]
	ALTA Endorsement Form 14-06 Series (Future Advance) [Nonresidential]
119	Installment Contract Purchaser
2340	[Large Mutual Note]
3825	Location 1
*	Location 5
3903	Restrictions 4A (Violation of Building Line)
*	Same as Survey
3135-01(7/80)	USA Form Policy - Date Down

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## Class L - \$75 per policy - Residential Only

*	Post-Policy Transaction Modification [residential - no datedown]
*	Assumption
3509	ALTA Form 10 - Assignment (9/24/94)
	ALTA Form 10-06 - Assignment

## Class M - \$50 per policy - Residential Only

119	Installment Contract Purchaser
123	Installment Contract Purchaser - Residential Policy

## Class N - \$25 per policy - Residential Only

129	Residential Owner's Condominium
3064	Assignment of Mortgage [Residential]

# CHICAGO TITLE INSURANCE COMPANY

- \* ALTA 9.1 - Owner - Unimproved
- ALTA 9.1-06 - Restrictions, Encroachments, Minerals - Owner - Unimproved
- \* ALTA 9.2 - Owner - Improved
- ALTA 9.2-06 - Restrictions, Encroachments, Minerals - Owner - Improved
- 3825 Location 1 [Nonresidential]
- 3841 ALTA Form 1 - Street Assessments
- ALTA Form 1-06 - Street Assessments
- \* CLTA Form 100.13 (R. 2/20/61)
- \* ALTA Endorsement Form 17 (Access and Entry)
- ALTA Endorsement Form 17-06 (Access and Entry)
- \* Location 4
- \* Location 5
- \* ALTA Endorsement Form 18 (Single Tax Parcel)
- ALTA Endorsement Form 18-06 (Single Tax Parcel)

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**Class O - No Charge if ordered prior to policy issuance; APR 05 2017**  
**\$25 if ordered subsequently - Residential Only**

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- 1853 ALTA Form 4 - Condominium
- ALTA Form 4-06 - Condominium
- 115 ALTA Form 5 - Planned Unit Development
- ALTA Form 5-06 - Planned Unit Development
- 125 ALTA Form 6.2 - Negative Amortization
- ALTA Form 6.2-06 - Variable Rate Mortgage - Negative Amortization
- 125 Same, with Convertible Modification
- 126 ALTA Form 6 - Variable Rate Mortgages
- ALTA Form 6-06 - Variable Rate Mortgage
- 127 ALTA Form 6.1 - Variable Rate; state law
- 3110 ALTA Form 7 - Manufactured Housing Unit
- ALTA Form 7-06 - Manufactured Housing Unit
- 3514 ALTA Form 8.1 - Environmental Protection Liens
- ALTA Form 8.1-06 - Environmental Protection Lien
- 3503-KS ALTA Form 9 - REM - Loan
- ALTA Form 9-06 - Restrictions, Encroachments, Minerals
- \* Bi-weekly
- \* Encroachment Endorsement 1
- \* Encroachment Endorsement 2
- \* ALTA Endorsement Form 14 Series (Future Advances) [Residential]
- ALTA Endorsement Form 14-06 Series (Future Advances)
- 3178 FNMA Balloon Mortgage Endorsement
- 2340 [Large Mutual Note]
- 3825 Location 1



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- 3903      Restrictions 4A (Violation of Building Line)  
\*      ALTA 13 (Owner's Leasehold) [Residential and Nonresidential]  
         ALTA 13-06 (Leasehold - Owners)  
\*      ALTA 13.1 (Leasehold Loan) [Residential and Nonresidential]  
         ALTA 13.1-06 (Leasehold - Loan)

5.12 Endorsements Subsequent to Policy Issuance

For Class A endorsements on post-policy transactions, ("PPT"<sup>3</sup> endorsements), the charge is the greater of:

1. 25% of the whole premium applicable to the policy; or
2. \$50 per hour with a minimum charge of \$250

[This charge is not divided with agents. Agent charges, if applicable, are in addition to the charge so determined.]

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<sup>3</sup>Any endorsement issued in conjunction with a transaction involving the land or the insured mortgage subsequent to the issuance of the policy, in connection with which any of the following occur: (1) the name of the insured is changed; (2) we are asked to amend the description of the insured mortgage to include another instrument; (3) the description of the land is changing by either addition or deletion of land; (4) we are asked to redate the policy to a current date; or (5) we are asked to insure against instruments appearing of record between the policy date and the current date.

## CHICAGO TITLE INSURANCE COMPANY

### 5.13 Centralized Refinance Rates

#### A. 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

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

1. The loan is not in excess of \$1,500,000.00;
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.

**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:** 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.

# CHICAGO TITLE INSURANCE COMPANY

## B. 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

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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;
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.



## CHICAGO TITLE INSURANCE COMPANY

**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.

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### 5.14 A.I.R. Rates

For residential refinance transaction where FNAS is to be provided by electronic transmission all necessary information for order placement with reduced manual data entry, with use of a short form policy or master policy and certificate generally in the form of an ALTA Short Form Residential Loan Policy Format of ALTA Master Residential Loan Policy, with standardized exceptions in summary format and order processing and delivery through a centralized platform. Standard endorsements will be included at no additional charge upon request of the lender at the time of policy issuance.

<u>Policy Amount</u>	<u>Rate</u>
\$0 to \$250,000.....	\$600
\$250,001 to \$500,000.....	\$750
\$500,001 to \$750,000.....	\$850
\$750,001 to \$1,000,000.....	\$960
\$1,000,001 to \$1,250,000.....	\$1,060
\$1,250,001 to \$1,500,000.....	\$1,160

### 5.15 Mortgage Modification Guarantee

Assures that the validity, priority and enforceability of a recorded mortgage 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.

CHICAGO TITLE INSURANCE COMPANY

**SECTION 6 OWNERSHIP INFORMATION SERVICES AND FEES**

6.01 Ownership and Encumbrance Certificate - One to Four Family Residential Property - \$125.00

This product is offered when the customer requests written, verified ownership and encumbrance information but does not require insurance.

It includes:

- Name(s) in which Title is currently held
- Legal Description
- All unreleased mortgages, liens, judgments, cases
- Real estate tax amounts, paid or unpaid

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The amount of this fee can be applied toward a Chicago Title insurance product if requested within 6 months of the certificate issue date.

6.02 Ownership and encumbrance report - Commercial Property - \$200.00

Copy charges are in addition to the report fee at \$25 for up to 25 pages, and \$1 for each additional page

6.03 Complete Property Information Report - One to Four Family Residential Property - No insurance \$250.00, Updates \$125 each.

This product is offered when there is no expectation of producing an insurance product within the next six months.

It Includes:

- Name(s) in which Title is currently held
- Legal Description
- All unreleased mortgages, liens, judgments, cases
- Real estate tax amounts, paid or unpaid
- Easements and restrictions affecting the property

The amount of this fee can be applied toward a Chicago Title insurance product if requested within 6 months of the certificate issue date.

6.04 Complete Property Information Report - Commercial Property - \$350.00

Copy charges are in addition to the report fee at \$25 for up to 25 pages, and \$1 for each additional page.



## CHICAGO TITLE INSURANCE COMPANY

### SECTION 7 REAL ESTATE SETTLEMENT PROCEDURES ACT OF 1974

Section 8(b) of the Real Estate Settlement Procedures Act of 1974, (Title 12 U.S.C., Sec. 2607) prohibits the giving or acceptance of "...any fee, kickback, or thing of value pursuant to any agreement or understanding, oral or otherwise, that business incident to or a part of a real estate settlement service involving a federally related mortgage loan shall be referred to any person."

Violation of this section is a felony. Employees are warned that discriminatory or favorable pricing practices offered to a particular customer, which are not available to all customers similarly situated, may be considered a "kickback" or "thing of value" if the customer in question is in a position to direct future RESPA-covered orders to us, even though the transaction in question may not be a RESPA-covered transaction.

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### SECTION 8 KANSAS RATE REGULATION

Kansas law requires that each agent and insurer file all charges and rates made in connection with the issuance of a title insurance policy.

Once filed, these are the rates that must be charged. No deviations can be permitted unless a special rate is filed in accordance with the "Unique and Unusual Rule". This rule has been filed with our rates and is to be followed wherever a rate is to be quoted that varies from those filed with the Kansas Department of Insurance.

8.01 The "U and U" Rule :

#### TITLE INSURANCE

##### SPECIAL RULE FOR RATING UNIQUE OR UNUSUAL CONDITIONS

IF IT CAN BE CLEARLY DEMONSTRATED THAT A RISK PRESENTS UNIQUE OR UNUSUAL CONDITIONS OF EXPOSURE OR HAZARD SUCH THAT THE APPLICATION OF THE NORMAL RATING PROCEDURE DOES NOT PRODUCE A REASONABLE AND EQUITABLE RATE FOR THE RISK, SUCH RISK MAY BE TREATED ON AN INDIVIDUAL RATE BASIS.

REQUESTS FOR TREATMENT UNDER THIS RULE SHALL BE SUBMITTED TO THE INSURANCE COMMISSIONER AND SHALL BE ACCOMPANIED BY EVIDENCE SPECIFICALLY SETTING FORTH THE REASONS FOR THE REQUEST ALONG WITH FULL SUPPORTING INFORMATION EVIDENCING THAT THE SPECIAL TREATMENT IS NOT A VIOLATION OF K.S.A. 40-2404(14) RELATING TO REBATES AND OTHER INDUCEMENTS IN TITLE INSURANCE. SUCH RATES MUST BE FILED WITH THE COMMISSIONER OF INSURANCE PRIOR TO QUOTATION OR BEING MADE EFFECTIVE.



CHICAGO TITLE INSURANCE COMPANY

**SECTION 9 APPLICABILITY OF RATES**

The rates and charges set forth in this manual apply to each and every county in the State of Kansas when the policy is written directly through a Company owned office.

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# Title Insurance Closing and Settlement Fee Justification Form

In accordance with §10-11-118 (2), C.R.S. this form must be completed and submitted with any new, amended or withdrawn fee.

**COMPANY/AGENT NAME**  
Certified Title Corporation

Title Insurance  
Closing and Settlement Fee Justification

NC=No Change (Include Current Amounts)

Effective Date: 04/03/2017

New ☒ Amend ☐ Withdraw ☐ NC ☐

**Fee Name** Closing Fee

## Closing cost

Personnel-Salaries & Benefits	\$ 250.00
Office Space-Rents & Leases	\$ 25.00
Office Equipment & Software	\$ 25.00
Office Supplies	\$ 50.00
Vendor Services	\$ 150.00
Business Insurance-Fidelity or	
Other similar coverages	\$
Miscellaneous Cost	\$
Other	\$
<b>Profit</b>	\$ 150.00

Total Cost and Profit \$ 650

New ☐ Amend ☐ Withdraw ☐ NC ☒

**Fee Name**

## Closing cost

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Personnel-Salaries & Benefits	\$
Office Space-Rents & Leases	\$
Office Equipment & Software	\$
Office Supplies	\$
Vendor Services	\$
Business Insurance-Fidelity or	
Other similar coverages	\$
Miscellaneous Cost	\$
Other	\$
<b>Profit</b>	\$

Total Cost and Profit \$ 0

New ☐ Amend ☐ Withdraw ☐ NC ☒

**Fee Name**

## Closing cost

Personnel-Salaries & Benefits	\$
Office Space-Rents & Leases	\$
Office Equipment & Software	\$
Office Supplies	\$
Vendor Services	\$
Business Insurance-Fidelity or	
Other similar coverages	\$
Miscellaneous Cost	\$
Other	\$
<b>Profit</b>	\$

Total Cost and Profit \$ 0

New ☐ Amend ☐ Withdraw ☐ NC ☒

**Fee Name**

## Closing cost

Personnel-Salaries & Benefits	\$
Office Space-Rents & Leases	\$
Office Equipment & Software	\$
Office Supplies	\$
Vendor Services	\$
Business Insurance-Fidelity or	
Other similar coverages	\$
Miscellaneous Cost	\$
Other	\$
<b>Profit</b>	\$

Total Cost and Profit \$ 0

**Title Insurance Closing and Settlement Fee Filing**  
**Agency Fee Sheet for Consumers**

**COMPANY NAME AND ADDRESS:**

Certified Title Corporation

11459 Cronhill Drive St M

Owings Mills, MD 21117

Fees listed for closings in the following counties:

ALL

Effective Date: 04/03/2017

**Sale/Purchase Closing Fee**

**Basic Fee** \$ \_\_\_\_\_

**Additional Fees**

Courier/Express Mail \$ \_\_\_\_\_

Release/Release Tracking \$ \_\_\_\_\_

Wire \$ \_\_\_\_\_

Cashier's Check \$ \_\_\_\_\_

Tax Certificate \$ \_\_\_\_\_

Loan Document Retrieval (E-Doc) \$ \_\_\_\_\_

HOA Document Retrieval \$ \_\_\_\_\_

E-Recording (In addition to  
county recording charges) \$ \_\_\_\_\_

Flat Rate Recording \$ \_\_\_\_\_

Other (specify): \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

**Bundled Fee**

Includes the following:

Closing Fee \$ 650.00

Courier/Express Mail \$ \_\_\_\_\_

Release/Release Tracking \$ \_\_\_\_\_

Wire \$ \_\_\_\_\_

Cashier's Check \$ \_\_\_\_\_

Tax Certificate \$ \_\_\_\_\_

Loan Document Retrieval (E-Doc) \$ \_\_\_\_\_

E-Recording \$ \_\_\_\_\_

Other (specify): \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

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**Refinance Closing Fee**

**Basic Fee** \$ \_\_\_\_\_

**Additional Fees**

Courier/Express Mail \$ \_\_\_\_\_

Release/Release Tracking \$ \_\_\_\_\_

Wire \$ \_\_\_\_\_

Cashier's Check \$ \_\_\_\_\_

Tax Certificate \$ \_\_\_\_\_

Loan Document Retrieval (E-Doc) \$ \_\_\_\_\_

HOA Document Retrieval \$ \_\_\_\_\_

E-Recording (In addition to  
county recording charges) \$ \_\_\_\_\_

Flat Rate Recording \$ \_\_\_\_\_

Other (specify): \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

**Bundled Fee**

Includes the following:

Closing Fee \$ 650.00

Courier/Express Mail \$ \_\_\_\_\_

Release/Release Tracking \$ \_\_\_\_\_

Wire \$ \_\_\_\_\_

Cashier's Check \$ \_\_\_\_\_

Tax Certificate \$ \_\_\_\_\_

Loan Document Retrieval (E-Doc) \$ \_\_\_\_\_

E-Recording \$ \_\_\_\_\_

Other (specify): \_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_

\_\_\_\_\_ \$ \_\_\_\_\_