

**FILED**

**NOV 13 2019**

**VICKI SCHMIDT**

**Commissioner of Insurance**

# **RATES AND RULES**

**FOR THE STATE OF**

# **KANSAS**

**EFFECTIVE: NOVEMBER 1, 2019**



## **CROWN TITLE CORPORATION**

## INTRODUCTION

The rates for the various types of title insurance policies and endorsements offered by Crown Title Corporation ("the Company") are set forth below. Premiums are for title insurance only and do not include search fees, abstract fees, attorney fees, or escrow or closing fees. Additional charges may be assessed for title insurance policies which involve an unusually large amount of work, but the applicant shall be notified before any additional charges would apply. As used herein, the initials ALTA stand for American Land Title Association.

## STANDARD RISK RATES

These rates are for ordinary real estate transactions for title insurance coverage provided by the standard forms of ALTA policies and/or endorsements. These rates assume that the Company will be supplied with evidence satisfactory to the Company that title has been determined based upon a competent examination of title. Fees and charges in connection with the searching, examination, certification and closing of title are not included in these rates, and the Company may make additional charges for these and other services when applicable.

## RIGHT OF THE COMPANY TO ADJUST CHARGES/DECLINE TO INSURE

The Company may adjust charges in especially difficult titles or for special risk considerations, or for coverage requested by the insured that is not provided in the standard ALTA forms of policies. The Company may also decline to insure any title. It may, at any time, at its sole discretion, refuse or cancel any application by canceling its charges and notifying the applicant.

## RIGHT TO WITHHOLD ISSUANCE OF POLICY

A fundamental principle of insurance is that the insurer does not undertake a risk unless it has been paid the required premium for the policy. Therefore, the Company will not issue a policy of title insurance until all applicable charges have been paid in full.

## AMOUNT OF INSURANCE

**Owner's title insurance policies** will not be issued for less than the full value of the property as determined by:

1. the contract purchase price for the property including the value of any assumed liens or obligations.
2. the appraised value of the property; or
3. a good faith estimate of the value of the property; except when the Company is a co-insurer with one or more other title insurers, or when the interest of the insured owner is a leasehold or other interest in the property which is less than fee ownership, in which case no owners title insurance policy will be issued for less than the value of the insured's interest in the property.

**Mortgage title insurance policies** will be issued in the amount equal to the face value of the insured mortgage, except:

1. If the Company is a co-insurer with other title insurers, the amount of insurance may be less than the face amount of the mortgage, provided the total liability of all co-insurers complies with the amount of insurance requirements set forth in this section;
2. If the value of the insured property or the equity of the mortgagor is less than the face amount of the mortgage, the amount of insurance may be equal to the value of the property or the equity of the mortgagor in the property;

3. If the mortgage includes provisions for negative amortization, shared appreciation, or interest or other costs to be added to the indebtedness or secured by the mortgage, the policy may be written in an amount greater than the face amount of the mortgage;
4. If the indebtedness secured by the mortgage is also secured by mortgages on other property, the policy may be written in an amount equal to the amount of the indebtedness allocated by the insured to be secured by the property provided the values of the other property or properties is equal to or greater than the amount of the indebtedness allocated to the other properties.

Owners and loan policies of title insurance may be issued in amounts less than the minimum amounts stated above if that amount is greater than the Title Insurance Industry Capacity. Title Insurance Industry Capacity is defined by the total liability which can be assumed by the Company plus the total amount of any co-insurance and/or reinsurance which is available through other title insurance companies.

### COMMITMENTS

A properly completed title insurance commitment is a formal and legally binding contract to insure title to real property. In some jurisdictions, a commitment is called a binder. Maximum care must be exercised in the issuance of a title commitment due to the great potential for liability and claim every time a title commitment is issued. Subject to its terms and expiration, the commitment can be relied upon by the insured to obtain a title policy subject only to the exceptions set out therein.

A commitment for title insurance shall be effective for six (6) months. The Company may issue a written endorsement extending the effective period of the commitment provided that:

1. A request for extension is received prior to expiration of the commitment
2. The extension is for no more than six (6) months
3. The effective date of the commitment remains unchanged
4. The commitment is not extended for a total period of more than two (2) years

### OWNER'S AND LEASEHOLD COVERAGE

The ALTA leasehold owner's and leasehold loan policies are essentially identical to their ALTA counterparts for fee titles and mortgages. An owner's or leasehold policy insuring interest in land should not be issued for an amount greater than nor less than the purchase price of the land. If no sale is involved, the full reasonable value of the land may be agreed upon between the Company and the proposed insured.

A title insurer or a title insurance agent issuing a title insurance policy to a lender in conjunction with a mortgage loan made simultaneously with the purchase of all or part of the estate securing a loan, where no owner's title insurance policy has been requested, shall give written notice to the purchaser/mortgagor at the closing, on a form prescribed or approved by the Company, explaining that a title insurance policy for the lender is being issued for the protection of the mortgage lender, and that the policy does not provide title insurance protection to the purchaser/mortgagor. The notice shall further explain what an owner's title policy insures against, and what possible exposures exist for the purchaser/mortgagor which could be insured against through the purchase of an owner's policy, and the cost of said policy. A copy of the executed notice shall be retained in the agent's file for at least three years after the effective date of the lender's policy.



The premium for an owner's or leasehold policy is calculated as follows\*:

*Up to \$50,000 of coverage -----	\$3.50 per \$1,000
\$50,001 to \$100,000, an additional -----	\$3.00 per \$1,000
\$100,001 to \$500,000, an additional -----	\$2.00 per \$1,000
\$500,001 to \$10,000,000, an additional -----	\$1.75 per \$1,000
\$10,000,001 to \$15,000,000, an additional -----	\$1.50 per \$1,000
\$15,000,001 and up, an additional -----	\$1.25 per \$1,000

\* Minimum Premium: \$100.00

\*Round up to the next thousand on all transactions. (Ex: \$76,003 would be rounded up to \$77,000)

Commissioner of Insurance

### ENHANCED OWNER'S OR LEASEHOLD POLICIES

This policy, which is the ALTA Homeowner's Policy of Title Insurance, adopted 10/17/98 and amended 10/22/03, provides more coverage to owners than the other ALTA Owner's Policies. The ALTA Homeowner's Policy contains 28 insuring clauses ("Covered Risks"). This policy can only be issued in connection with one-to-four family residential properties, or an individual condominium unit.

The elimination of the printed exception(s) (Standard Coverage exceptions) from any ALTA form of a policy makes that policy an Enhanced Coverage policy. The applicant/proposed insured shall comply with all underwriting requirements of the Company for the deletion of any or all printed exceptions shown in Schedule B, Section 2, of the Commitment for Title Insurance. An existing standard policy may be "upgraded" to an ALTA Homeowner's Policy for payment of the additional premium as calculated above over the premium for the standard ALTA Owners Policy. Enhanced coverage is available for one-to-four residential property for owner's coverage without underwriting approval. The property must be a one-to-four family residential lot or condominium unit on a whole lot in a recorded/fled residential subdivision or in a completed condominium subdivision.

The premium for an enhanced owner's or leasehold policy is calculated as follows\*:

Up to \$40,000 of coverage -----	\$160.00 flat fee
\$40,001 to \$1,000,000, an additional -----	4.00 per \$1,000
\$1,001,000 and above, an additional -----	2.75 per \$1,000

\*Round up to the next thousand on all transactions. (Ex: \$76,003 would be rounded up to \$77,000)

### LENDER'S POLICIES/SHORT FORM AND STANDARD

A lender's policy insuring first *lien position* on real property should not be issued for an amount greater than or less than the full principal debt. In some instances, a Lender's policy may be issued for an amount up to 120% of the principal debt to reimburse for interest, foreclosure costs, etc., and in an amount up to 150% of principal debt on adjustable rate mortgages. Short form policies reference standard full text policies filed and approved and on file with the Insurance Department. They are issued at the same rates as the standard full text policies referenced in the short form.

The premium for a Lender's policy, is calculated as follows\*:

*Up to \$50,000 of coverage -----	\$2.50 per \$1,000
\$50,001 to \$100,000, an additional -----	\$2.00 per \$1,000
\$100,001 to \$500,000, an additional -----	\$1.75 per \$1,000
\$500,001 to \$10,000,000, an additional -----	\$1.50 per \$1,000
\$10,000,001 to \$15,000,000, an additional -----	\$1.25 per \$1,000
\$15,000,001 and up, an additional -----	\$1.00 per \$1,000

\* Minimum Premium: \$100.00

\*Round up to the next thousand on all transactions. (Ex: \$76,003 would be rounded up to \$77,000)

A Lender's policy insuring a *second lien* position on real property should only be issued for an amount equal to the full principal debt of the second lien. The premium shall be calculated the same as the premium for a Lender's policy insuring a first lien position.

### CONSTRUCTION LOAN POLICIES

A construction loan policy may be issued in amount not greater than nor less than the full principal debt provided that (1) the loan is for a period not to exceed two (2) years (2) the purpose of the loan is to finance improvements to the real property. The premium for a construction loan policy is calculated at a charge of \$1.00 for each \$1,000 of coverage, with a minimum charge of \$100.00. If a loan for the purpose of financing improvements will become the permanent mortgage, the premium should be calculated at the charges for Lender's policies as shown herein.

**Issuing an Owner's Policy simultaneously with a Construction Loan Policy may be done one of two ways:**

1. Issue the Owner's Policy in the amount of the purchase price of the land only and the Loan Policy in the amount of the construction loan. The loan amount will exceed the owner's policy amount in this case.
2. Issue the Owner's Policy in the amount of the purchase price of the land combined with the amount of the construction loan, or the expected appraised value upon completion, if the appraised value is higher.

Option B is the preferred method. If option B is used, it is necessary to include a "pending improvements" clause on Schedule B of the Owner's Policy.

### ALTA RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN COVERAGE

An ALTA Residential Limited Coverage Junior Loan Policy or the ALTA Short Form Residential Limited Coverage Junior Loan Policy version may be issued to institutional lenders where the loan being insured is in a second or junior position, per the following schedule of policy/liability amount:

Liability:	Charge:
Up to \$250,000.00	\$110.00



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One ALTA Form JR1 Endorsement (Supplemental Coverage Endorsement) may be issued concurrently with said policy at no charge. If issued after the said policy within six (6) months from the date of policy, then the charge is \$25.00.

The ALTA form JR2 Endorsement (Revolving Credit Endorsement), is available at no charge when issued concurrently with said policy. If issued after the said policy within six (6) months from the date of policy, then the charge is \$20.00.

No Refinance Credit is applicable to the issuance of the ALTA Residential Limited Coverage Junior Loan Policy

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### **U.S. POLICY**

The U. S. Government Policy is issued naming the United States of America or one of its Departments as the insured. The policy identifies the vested owner of the land and excepts to those defects, liens and encumbrances which in the judgment of the insurer should appear in the policy. The policy also contains a special provision insuring against loss or damage if the United States acquires title by condemnation and the commitment, as updated to the filing of a lis pendens or declaration of taking, failed to disclose parties having a record interest in the land. However, the policy is not a report or abstract of title.

The insuring provisions of the policy are broad. However, their coverage is limited by the Exceptions in Schedule B of the policy and by the Schedule of Conditions and Limitations contained in the policy. The policy, like all policies, obligates the insurer to provide a defense to its insured. However, unlike other policies, the insurer does not have the right to select the counsel to represent the insured. The United States must be represented by the office of the Attorney General.

**The charge for this policy shall be 100% of the Standard Rate for an Owner's/Leasehold Policy.**

### **SIMULTANEOUS ISSUE**

When an owner's or leasehold owner's policy and a mortgagee's loan policy covering identical property are issued simultaneously, the rate is 100% of the owner rate plus \$175.00 for the loan policy. If the amount of the loan policy exceeds the owner's or leasehold owner's policy, then the excess amount will be charged at 100% of the rate for loan policies. In all cases the owner's or leasehold owner's policy shall be issued for the full insurable value of the premises, if insuring a fee simple estate, or for the full insurable value of the leasehold estate, if insuring a leasehold estate. Both policies must bear the same effective date and the owner's or leasehold owner's policy must show the mortgage as an exception. It is not essential that the fee simple or leasehold estate be acquired simultaneously with the issuance of the mortgagee's loan policies.

### **REISSUE RATES**

By definition, the reissue rate, when applicable, is 60% of the rate for the original insurance. The reissue rate can be applied only up to the amount of insurance of previously issued policy. The excess amount of insurance, if any, must be calculated at charges under applicable brackets. Reissue rates are applicable under the following circumstances:

1. A purchaser or lessee or real estate from one whose title thereto, as owner, has been insured by any title insurance company within seven (7) year prior to the application for a new owner's or leasehold policy shall be entitled to the reissue rate for owner's title insurance in a amount up to the face liability of such former policy. A copy of said former policy must be furnished to the new insurer (new issuing agent) prior to issuance of the new owner's policy.
2. An assured under an owner's or leasehold owner's policy grants a mortgage on the property

insured desires to furnish his mortgagee with a policy of title insurance. The premium for the Lender's policy is calculated as stated in the definition above.

3. No reissue credit shall be given if the examination of title reveals any of the following occurrences since the effective date of the prior policy: bankruptcy, foreclosure, multiple lawsuits or judgments, a gap in title, a conveyance of title into divided interests of less than 1/16, more than 20 additional easements.

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Commissioner of L.

**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 THE 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.

FIVE  
NOV 15 2013  
VICKI SCHMIDT  
Commissioner of Insurance

Crown Title Corporation  
1 Sanford Avenue  
Catonsville, MD 21228

**ENDORSEMENTS**

The Company offers the following ALTA endorsements for use with the applicable policies. **Charges for these endorsements are \$100.00 per policy except as otherwise noted.**

ALTA ENDORSEMENT 1-06--Street Assessments  
ALTA ENDORSEMENT 2-06--Truth in Lending  
ALTA ENDORSEMENT 3-06--Zoning (unimproved property) \$200.00 per policy  
ALTA ENDORSEMENT 3.1-06--Zoning, Completed Structure \$200.00 per policy  
ALTA ENDORSEMENT 4-06 & 4.1-06--Condominiums  
ALTA ENDORSEMENT 5-06 & 5.1-06--Planned Unit Development (PUD)  
ALTA ENDORSEMENT 6-06--Variable Rate Mortgage  
ALTA ENDORSEMENT 6.2-06--Variable Rate Mortgage, Negative Amortization  
ALTA ENDORSEMENT 7-06--Non-Imputation-Manufactured Housing Unit  
ALTA ENDORSEMENT 7.1-06--Manufactured Housing--Conversion: Loan  
ALTA ENDORSEMENT 7.2-06--Manufactured Housing--Conversion: Owners  
ALTA ENDORSEMENT 8.1-06--Environmental Protection Lien \$50.00 per policy  
ALTA ENDORSEMENT 9-06--Restrictions, Encroachments, Minerals  
ALTA ENDORSEMENT 9.1-06--Restrictions, Encroachments, Minerals-Owner's-Unimproved  
ALTA ENDORSEMENT 9.2-06--Restrictions, Encroachments, Minerals-Owner's-Improved  
ALTA ENDORSEMENT 9.3-06--Restrictions, Encroachments, Minerals-Loan Policy  
ALTA ENDORSEMENT 9.4-06--Restrictions, Encroachments, Minerals-Lender's-Unimproved  
ALTA ENDORSEMENT 9.5-06--Restrictions, Encroachments, Minerals-Owner's-Improved  
ALTA ENDORSEMENT 10-06--Assignment  
ALTA ENDORSEMENT 10.1-06--Assignment and Date Down  
ALTA ENDORSEMENT 11-06--Mortgage Modification  
ALTA ENDORSEMENT 12-06--Aggregation  
ALTA ENDORSEMENT 13-06--Leasehold-Owner's  
ALTA ENDORSEMENT 13.1-06--Leasehold-Loan  
ALTA ENDORSEMENT 14-06--Future Advance-Priority



ALTA ENDORSEMENT 14.1-06 Future Advance-Knowledge  
ALTA ENDORSEMENT 14.2-06 Future Advance-Letter of Credit  
ALTA ENDORSEMENT 14.3-06 Future Advance-Reverse Mortgage  
ALTA ENDORSEMENT 15.1-06 Non-Imputation-Additional Insured  
ALTA ENDORSEMENT 15.2-06 Non-Imputation-Partial Equity Transfer  
ALTA ENDORSEMENT 15-06 Non-Imputation-Full Equity Transfer  
ALTA ENDORSEMENT 16-06 Mezzanine Financing  
ALTA ENDORSEMENT 17-06 Access and Entry  
ALTA ENDORSEMENT 17.1-06 Indirect Access and Entry  
ALTA ENDORSEMENT 18.1-06 Multiple Tax Parcel  
ALTA ENDORSEMENT 18-06 Single Tax Parcel  
ALTA ENDORSEMENT 19-06 Contiguity- Multiple Parcels  
ALTA ENDORSEMENT 19.1-06 Contiguity-Single Parcels  
ALTA ENDORSEMENT 20-06 First Loss-Multiple Parcel Transactions  
ALTA ENDORSEMENT 21-06 Creditor's Rights  
ALTA ENDORSEMENT 22-06 Location  
ALTA ENDORSEMENT 22.1-06 Location and Map

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VICKI SCHMIDT  
Commissioner of Insurance



One Sanford Avenue • Baltimore , Maryland 21228  
P: 410.719.0200 • F: 410.719.0300  
[www.CrownTitle.com](http://www.CrownTitle.com)

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OCT 28 2019

VICKI SCHMIDT  
Commissioner of Insurance

## Filed Title Insurance Rates

For Kansas

October 23. 2019

thereto shall constitute a violation of K.S.A. 40-2404 and amendments thereto and shall be subject to the penalties applicable thereto.

Sec. 3. K.S.A. 40-1111, as amended by section 19 of chapter 156 of the laws of 1988, is hereby repealed.

Sec. 4. This act shall take effect and be in force from and after its publication in the statute book.

Note: Italics indicate new material; brackets indicate deleted material.

## KANSAS BULLETINS

### ATTACHMENT 1

**FILED**  
**OCT 28 2010**  
**VICKI SCHMIDT**  
**Commissioner of Insurance**

#### CHARGE FOR ESCROW, CLOSING AND/OR OTHER SERVICES

Service	Charge
<b>COMMERCIAL ESCROW CLOSING</b> Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statement (HUD-1), disbursement of funds	\$ <u>2,500.00</u>
<b>RESIDENTIAL REAL ESTATE CLOSING</b> Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statements. <i>Without</i> assistance of attorney and/or broker.	\$ <u>1,080.00</u>
<b>RESIDENTIAL REAL ESTATE CLOSING</b> Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statements. <i>With</i> assistance of attorney and/or broker.	\$ <u>1,080.00</u>
<b>RESIDENTIAL LOAN CLOSING</b> Includes preparation of all loan documents required by the lender including, but not limited to mortgage, deed of trust, notes, riders, assignments, government regulation reports and disclosures, disbursement of funds	\$ <u>1,000.00</u>
<b>DOCUMENT PREPARATION</b> when not Included in closings: <ol style="list-style-type: none"> <li>1. deeds</li> <li>2. mortgages, notes</li> <li>3. affidavits</li> <li>4. assignments, releases</li> <li>5. contract for deed/option contracts</li> <li>6. real estate contracts</li> <li>7. escrow deposit agreements</li> </ol>	\$ <u>295.00 per document</u>
<b>FEES FOR ANCILLARY SERVICES</b> notary public fees cash contract for deed seller carry back assumption equity purchase exchange of property loan closing for third party lender other	\$ <u>250.00</u>



## FORECLOSURE COMMITMENT

Commitment issued for filing foreclosure proceedings

a. Do not take policy

\$ 395.00

b. Do take policy

\$ 195.00

## LOT SALE TO BUYER

(not builder)

a. No policy until improvement completed

\$ 595.00

b. Policy issued for cost of lot

\$ 395.00

## PLATTING COMMITMENT

Issued to governmental body in lieu of attorney's opinion to show easements, taxes, mortgages, etc. Nominal amount

\$ 350.00

## INFORMATIONAL COMMITMENT

Issued for "amount to be agreed upon" where customer wants check of title before sale/mortgage

\$ 400.00

CONVERT CONTRACT PURCHASERS POLICY TO  
OWNERS POLICY

Issued when contract purchaser pays off contract and wants current policy showing title in his name

\$ 395.00

## MECHANICS LIEN WORK OUT

Obtaining lien waivers, disbursing funds to pay claimants

\$ 395.00

## EXCHANGE CLOSING

Closing transaction having more than one parcel of real property

\$ 595.00

## DISBURSEMENT OF FUNDS

No closing services but asked to disburse money

\$ 500.00

## DISBURSEMENT OF FUNDS

No closing services, disbursing funds and collecting signatures on documents furnished to us

\$ 750.00

## INDEMNITY DEPOSIT

Held in escrow, no closing

\$ 500.00

## OTHER (Specify)

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

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

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

\*SERVICES CUSTOMARILY PROVIDED THAT ARE NOT INCLUDED IN THE ABOVE RATES (LIST)

\*If there is a charge for such services, they should be included on the previous page.

## KANSAS BULLETINS

## ATTACHMENT 2

## COMMERCIAL TITLE INSURANCE RATES

(Properties Except 1-4 Single Family Dwelling Units)

**Rates Attached**

Type of Transaction

Rate

OWNERS TITLE INSURANCE POLICY

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

Policies will be issued to owners, contract vendees and lessees

**MORTGAGE TITLE INSURANCE POLICY**

Issued to lenders in an amount not to exceed 120% of loan amount

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

**SIMULTANEOUS-ISSUED MORTGAGE POLICY**

Not exceeding the amount of owners policy issued simultaneous therewith

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

**FILED**

**SIMULTANEOUS-ISSUED MORTGAGE POLICY**

Where the amount of coverage exceeds the owners policy

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

**OCT 28 2012**

**VICKI SCHMIDT**

**Commissioner of Insurance**

**SIMULTANEOUS-ISSUED LEASEHOLD POLICY**

Not exceeding the amount of owners policy issued to lessee

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

**REFINANCE POLICIES – Loan Policy**

Issued on property as a result of refinancing a previous loan

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

**SECOND MORTGAGE POLICIES – Loan policy issued on**

2<sup>nd</sup>, 3<sup>rd</sup> or more loans

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

**REISSUE POLICIES – Policies issued on**

previously insured property

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

**NEW CONSTRUCTION PENDING DISBURSEMENT**

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

POLICY calling for periodic endorsements for increasing liability and extending time of policy

**NEW CONSTRUCTION OWNERS POLICY**

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

**NEW CONSTRUCTION LOAN POLICY**

Issued to construction lender on construction loan (includes binder or construction loan policies)

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

**HOLD OPEN CHARGES**

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

**ENDORSEMENT TO OWNERS POLICIES**

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

- 1.
- 2.
- 3.

**ENDORSEMENT TO LOAN POLICIES**

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

- 1.
- 2.
- 3.
- 4.

**OTHER (Specify)**

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

**ATTACHMENT 3**

**RESIDENTIAL TITLE INSURANCE RATES**

(1-4 Single Family Living Units)

**Rates Attached**

Type of Transaction

Rate

## SPECIAL COVERAGES

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

## RESIDENTIAL NEW CONSTRUCTION LOAN

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

POLICY issued with owners policy on new construction

SECOND MORTGAGE POLICIES – Loan policies issued on  
2<sup>nd</sup>, 3<sup>rd</sup> or more loans

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

## HOLD OPEN CHARGES

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

RESIDENTIAL OWNERS POLICIES – Policies of title  
insurance protecting the owners interest in one – four family  
residences

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

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OCT 28 2019

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RESIDENTIAL MORTGAGEES POLICIES – Policies of  
title insurance protecting the interest of mortgage lenders

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

SIMULTANEOUSLY ISSUED LOAN POLICIES – A  
loan policy issued simultaneously with the issue of an owners  
policy in an amount equal to or exceeding the amount of said  
loan policy

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

RESIDENTIAL CONSTRUCTION LOAN POLICY – A  
loan policy issued specifically for the protection of the interest  
in property taken as the result of the filing of a mortgage for  
construction purposes

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

CONSTRUCTION LOAN BINDER (COMMITMENT) – A  
commitment for title insurance issued specifically for the  
protection of the interest in property taken as the result of the  
filing of a mortgage for construction purposes

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

DEVELOPMENT LOAN POLICY – A mortgages policy  
issued for the protection of the lender who provides the funds  
to make improvements to the land so that said land can be  
resold for a different purpose (i.e. subdivision development and  
subsequent loan sales)

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

## BUILDERS RATE (Residential Owners Policies) -

A rate afforded to builder/developers which is less than the  
normal residential owners rate due to discount for volume as  
well as simplicity of search and examination

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

## RE-FINANCE RATE FOR RESIDENTIAL

MORTGAGEES POLICIES – A rate afforded to home  
owners where a lenders policy is required by the lender as the  
result of the refinance of the owners existing financing

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

RE-ISSUE RATE – A rate afforded to the owner as a seller  
or borrower due to the fact that the title at issue had  
previously been searched and examined for durability as  
evidenced by the issuance of a policy of title insurance with a  
prior date.

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

MULTIPLE LOT OR TRACT CHARGES – A charge made  
in connection with the issuance of either an owners or a  
mortgagees policy when the subject property consists of more  
than one chain of title.

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

ABSTRACT RETIREMENT RATE – A reduction in the

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



premium charge as a result of being furnished an abstract of title on the property to be insured and that the abstract remains the property of the insured.

ENDORSEMENTS – Coverages added to the basic insurance contract which add additional coverage to the insured and consequently additional risk to the insurer. Specify type of endorsement and the charge/rate for each.

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

LEASEHOLD POLICIES – Policies issued to protect the interest of a lessee in real property insuring the validity of an option to purchase granted to a lessee.

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

COMMERCIAL TITLE INSURANCE RATE - Premiums charged on policies issued on transactions involving commercial, multi-family, or industrial real estate.

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

CANCELLATION FEE – A charge made for actual work performed on a title insurance file that for some reason or circumstances does not result in the issuance of a title insurance policy

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

OTHER – (Specify)

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

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

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

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### EXAMPLE

#### 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 THE 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 WITHIN THIRTY (30) DAYS AFTER BEING MADE EFFECTIVE.



## Filed Title Insurance Rates for Kansas (2019)

### 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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Commissioner of Insurance

### 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.



## **Filed Title Insurance Rates for Kansas (2019)**

- 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:

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### **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.





## Filed Title Insurance Rates for Kansas (2019)

- 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:

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**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.



## Filed Title Insurance Rates for Kansas (2019)

### 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.



## Filed Title Insurance Rates for Kansas (2019)

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.

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### 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.





## Filed Title Insurance Rates for Kansas (2019)

### 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**

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### 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.



## Filed Title Insurance Rates for Kansas (2019)

### 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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Commissioner of Insurance