

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 K.S.A. 40-1111, as amended by section 19 of chapter 156 of the laws of 1988, is hereby repealed.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****SEP 10 2019****VICKI SCHMIDT
Commissioner of Insurance**

CHARGE FOR ESCROW, CLOSING AND/OR OTHER SERVICES

Service

Charge

COMMERCIAL ESCROW CLOSING

Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statement (HUD-1), disbursement of funds

\$ 1,053.00

RESIDENTIAL REAL ESTATE CLOSING

Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statements. *Without* assistance of attorney and/or broker.

\$ 1,053.00

RESIDENTIAL REAL ESTATE CLOSING

Includes preparation of contracts, escrow agreements, transfer of title documents (deed, mortgage, notes, assignments, etc.), settlement statements. *With* assistance of attorney and/or broker.

\$ 2,053.00

RESIDENTIAL LOAN CLOSING

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

\$ 603.00

DOCUMENT PREPARATION when not

Included in closings:

1. deeds
2. mortgages, notes
3. affidavits
4. assignments, releases
5. contract for deed/option contracts
6. real estate contracts
7. escrow deposit agreements

\$ 35.00

FEES FOR ANCILLARY SERVICES

notary public fees

cash

contract for deed

seller carry back

assumption

equity purchase

exchange of property

loan closing for third party lender

other

\$ 150.00 - 450.00

FORECLOSURE COMMITMENT

Commitment issued for filing foreclosure proceedings

- a. Do not take policy
- b. Do take policy

\$ 150.00
 \$ 680.00 - cost of full closing

LOT SALE TO BUYER

(not builder)

- a. No policy until improvement completed
- b. Policy issued for cost of lot

\$ 680.00
 \$ 680.00

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PLATTING COMMITMENT

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

\$ 585.00

INFORMATIONAL COMMITMENT

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

\$ 150.00

CONVERT CONTRACT PURCHASERS POLICY TO OWNERS POLICY

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

\$ 380.00

MECHANICS LIEN WORK OUT

Obtaining lien waivers, disbursing funds to pay claimants

\$ 35.00

EXCHANGE CLOSING

Closing transaction having more than one parcel of real property

\$ 150.00 per parcel

DISBURSEMENT OF FUNDS

No closing services but asked to disburse money

\$ 0

DISBURSEMENT OF FUNDS

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

\$ 150.00

INDEMNITY DEPOSIT

Held in escrow, no closing

\$ 0

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)

Type of Transaction

Rate

OWNERS TITLE INSURANCE POLICY

\$ 3.50 per thousand.

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

\$ 2.50 per thousand.

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SIMULTANEOUS-ISSUED MORTGAGE POLICY

Not exceeding the amount of owners policy issued simultaneous therewith

\$ 375.00

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SIMULTANEOUS-ISSUED MORTGAGE POLICY

Where the amount of coverage exceeds the owners policy

\$ 375.00

SIMULTANEOUS-ISSUED LEASEHOLD POLICY

Not exceeding the amount of owners policy issued to lessee

\$ 0 wont do leaseholds.

REFINANCE POLICIES – Loan Policy

Issued on property as a result of refinancing a previous loan

\$ 2.50 per thousand.

SECOND MORTGAGE POLICIES – Loan policy issued on 2nd, 3rd or more loans

\$ 1.82 per thousand.

REISSUE POLICIES – Policies issued on previously insured property

\$.84 per thousand.

NEW CONSTRUCTION PENDING DISBURSEMENT

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

\$ NO New construction @ this time.

NEW CONSTRUCTION OWNERS POLICY

\$ N/A.

NEW CONSTRUCTION LOAN POLICY

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

\$ N/A.

HOLD OPEN CHARGES

\$ 280.00

ENDORSEMENT TO OWNERS POLICIES

- 1.
- 2.
- 3.

\$ 50-175 depending on endorsement.

ENDORSEMENT TO LOAN POLICIES

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

\$ 50-175 — Per endorsement.

OTHER (Specify)

\$ _____
\$ _____
\$ _____

ATTACHMENT 3

RESIDENTIAL TITLE INSURANCE RATES

(1-4 Single Family Living Units)

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 2nd, 3rd or more loans

HOLD OPEN CHARGES

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

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

\$ _____

\$ 0\$ 880.00\$ 220.00\$ 1000.00\$ 185.00\$ 8110.00\$ 0 Not at this time.\$ 0 Not at this time.\$ 165.00 + Premium.\$ NO Builder loans @ this time.\$ 603.00\$ See attached\$ 650.00.\$ 0 N/A @ this time.

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Commissioner of Insurance

Same as above.

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)

\$ 50-175 depending on endorsement.

\$ NO charge noted @ this time.

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\$ NO commercial @ this time.

\$ 50.00

\$ _____
\$ _____
\$ _____

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.

See attached documents for fus / Rat / Closing cost etc.

closing & Settlement Fees.

CLOSING BOTH SIDES/ fees will be split between both buyer and seller evenly	
Unless contract states different	
Line item Description	Fee amount
Settlement Fee / split	\$ 650.00
Closing fee /split	\$ 200.00
Courier -deliveryFee /split	\$ 20.00
Wire Fee /split	\$ 40.00
cpl fee/ buyer-lender(if lender is involved)	\$ 25.00
e- record fee - per doc	\$ 8.00
Tax cert	\$ 35.00
Update/datedown-split	\$ 75.00
Total settlement fees for purchase both side transaction	\$ 1,053.00
recording fee	state regulated
title premium	see premium break down
LINE ITEM FOR 1 SIDE TRANSACTION ONLY/ TITLE/SETTLEMENT FEE FOR 1 SIDE TRANSACTION	
Settlement Fee	\$ 420.00
Closing fee	\$ 150.00
Courier -deliveryFee	\$ 10.00
Wire Fee	\$ 20.00
e- record fee - per doc	\$ 8.00
Tax cert	\$ 35.00
CPI fee only applies if there is a lender involved -KS	\$ 25.00
Total settlement fees for purchase both side transaction	\$ 668.00
recording fee	state regulated
title premium	see premium break down
LINE ITEMS FOR FSBO CLOSING, CLOSING BOTH SIDES	
settlement fee -split	\$ 650.00
Courier -deliveryFee /split	\$ 20.00
Wire Fee /split	\$ 40.00
Closing fee /split	\$ 200.00

update/datedown	\$ 75.00
cpl fee/ buyer-lender(if lender is involved)	\$ 25.00
e- record fee - per doc	\$ 8.00
Tax cert	\$ 35.00
Total settlement fees for purchase both side transaction	\$ 1,053.00
recording fee	state regulated
title premium	see premium break down
LINE ITEM FOR CASH TRANSACTIONS, CLOSING BOTH SIDES	
Settlement Fee -split	\$ 650.00
Courier -deliveryFee /split	\$ 20.00
Wire Fee /split	\$ 40.00
Closing fee /split	\$ 200.00
e- record fee - per doc	\$ 8.00
Tax cert	\$ 35.00
Update/datedown-split	\$ 75.00
Total settlement fees for purchase both side transaction	\$ 1,028.00
recording fee	state regulated
title premium	see premium break down
INVESTMENT TRANSACTIONS --already approved by Mike	
Settlement fee /split	\$ 580.00
Courier -deliveryFee /split	\$ 20.00
Wire Fee /split	\$ 40.00
Closing fee /split	\$ 250.00
e- record fee - per doc	\$ 8.00
CPL/split/ MO only	\$ 50.00
CPL/ buyer only if lender involved / no cpl fee if cash transaction	\$ 25.00
Tax cert	\$ 15.00
Total settlement fees for purchase both side transaction	988.00/ Split 494.00
recording fee	state regulated

title premium	see premium break down
BUNDLED PRICING --(Seller paid closing cost) investment/investor only---KS	
Settlement fee /s	\$ 290.00
Courier -deliveryFee /s	\$ 10.00
Wire Fee /s	\$ 20.00
Closing fee /s	\$ 100.00
e- record fee - per doc	\$ 8.00
CPL/ buyer only if lender involved / no cpl fee if cash transaction- KS only	\$ 25.00
Tax cert/s	\$ 15.00
Total settlement fees - 20% bundled discount per property	468.00/ discount 374.40
recording fee	state regulated
title premium	see UW premium break down
BUNDLED PRICING --(Seller paid closing cost) investment/investor only---MO--Mike approved	
Settlement fee /s	\$ 290.00
Courier -deliveryFee /s	\$ 10.00
Wire Fee /s	\$ 20.00
Closing fee /s	\$ 100.00
e- record fee - per doc	\$ 8.00
CPL/ s	\$ 50.00
Tax cert/s	\$ 15.00
Total settlement fees - 20% bundled discount per property	493.00/ discount 394.40
recording fee	state regulated
title premium	see UW premium break down
REFINANCE CLOSING FEES	
Settlement Fee	\$ 525.00
Courier/Delivery Fee	\$ 10.00
Wire Fee	\$ 20.00
E record fee -per doc	\$ 8.00

CPL (MO and Lender)	\$	25.00
Tax cert	\$	15.00
Total Settlement fee	\$	603.00
recording fee	state regulated	
lenders title premium	see UW premium break down	
Closing fees for New Western (investor)		
Courier Fee	\$	10.00
CPL (MO)	\$	50.00
Incoming Wire	\$	5.00
Settlement	\$	480.00
Total Fees for New Western ONLY	\$	545.00

Misc. Fees.

MISC. FEE-KS			AMOUNT
e- record fee - per doc			\$ 8.00
cpl fee/ buyer-lender-KS			\$ 25.00
CPL fee/buyer and seller- MO			\$ 50.00
title search fee			\$ 125.00
Cancellation fee -billed to agent			\$ 50.00
Tax cert			\$ 15.00
O&E fee (ownership and encumbrance)			\$ 150.00
Update/datedown			\$ 75.00
Accomodation doc prep fee (per doc)			\$ 30.00
Endorsement (when applicable, UW pricing applies, See endorsement fee schedule)			50.00-200.00
Taxes pro rated per county due date/amount			
HOA pro rated per community due date/ amount			
Contingency clause : fee's are subject to change			

Doc Prep -

\$ 35.00.

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1406160 HMIDT
Commissioner of Insurance

Old Republic Premium Breakdown.

			KS PREMIUM BREAKDOWN		
Sales price			premium amount per thousand		
up to 50,000.00			\$ 3.50		
over \$50,000 to \$ 100,000			\$ 3.00		
Over \$ 100,000 to \$5,000,000			\$ 2.00		
Over \$ 5,000,000 to \$10,000,000			\$ 1.75		
Over \$ 10,000,000 to \$15,000,000			\$ 1.50		
Over \$ 15,000,000			\$ 1.25		
Example: Sales price is 155,000.00; premium amount would be 435.00\$					
			MO PREMIUM AMOUNTS		
SALES PRICE			PREMIUM AMOUNT PER THOUSAND		
UP TO \$50,000			\$ 0.90		
OVER \$50,001 AND UP TO \$100,000 AD			\$ 0.75		
OVER \$100,001 UP TO \$500,000 ADD			\$ 0.50		
OVER \$ 500,001 UP TO \$1,000,000 ADD			\$ 0.48		
OVER \$ 1,000,001 UP TO \$5,000,000 ADD			\$ 0.41		
OVER \$5,000,001 AND UP TO \$10,000,000 ADD			\$ 0.38		
OVER \$10,000,001 ADD			\$ 0.30		

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EXAMPLE: sales price \$155,000.00, premium would be \$ 111.65						
KANSAS REFI PREMIUM AMOUNTS						
<u>Loan Amount</u>			<u>Premium</u>		<u>Reissue rate</u>	
up to \$50,000			\$ 2.50		\$ 1.50	
over \$50,001 to \$100,000			\$ 2.00		\$ 1.20	
over \$ 100,001 to \$500,000			\$ 1.75		\$ 1.05	
over \$500,001 to \$10,000,000			\$ 1.50		\$ 0.90	
over \$ 10,000,001 to \$15,000,000			\$ 1.25		\$ 0.75	
over \$ 15,000,001			\$ 1.00		\$ 0.60	
MISSOURI REFI PREMIUM						
<u>LOAN AMOUNT</u>			<u>PREMIUM</u>		<u>REISSUE RATE</u>	
UP TO \$50,000			\$ 1.00		\$ 0.60	
\$50,001 TO \$100,000			\$ 0.80		\$ 0.48	
\$100,001 TO \$500,000			\$ 0.70		\$ 0.42	
\$500,001 TO \$1,000,000			\$ 0.60		\$ 0.36	
\$1,000,001 TO \$5,000,000			\$ 0.40		\$ 0.24	
\$5,000,001 TO \$10,000,000			\$ 0.40		\$ 0.24	
over \$10,000,000			call for pricing			

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Kansas Rate sheet - Purchases -

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Owners Policy	Policy Amount
\$ 40,000.00	\$ 140.00
\$ 55,000.00	\$ 192.50
\$ 70,000.00	\$ 245.00
\$ 85,000.00	\$ 297.50
\$ 100,000.00	\$ 350.00
\$ 115,000.00	\$ 383.75
\$ 130,000.00	\$ 417.50
\$ 145,000.00	\$ 451.25
\$ 160,000.00	\$ 485.00
\$ 175,000.00	\$ 518.75
\$ 190,000.00	\$ 552.50
\$ 205,000.00	\$ 586.25
\$ 220,000.00	\$ 620.00
\$ 235,000.00	\$ 653.75
\$ 250,000.00	\$ 687.50
\$ 265,000.00	\$ 721.25
\$ 280,000.00	\$ 755.00
\$ 295,000.00	\$ 788.75
\$ 310,000.00	\$ 822.50
\$ 325,000.00	\$ 856.25
\$ 340,000.00	\$ 890.00
\$ 355,000.00	\$ 923.75
\$ 370,000.00	\$ 957.50
\$ 385,000.00	\$ 991.25
\$ 400,000.00	\$ 1,025.00
\$ 415,000.00	\$ 1,058.75
\$ 430,000.00	\$ 1,092.50
\$ 445,000.00	\$ 1,126.25
\$ 460,000.00	\$ 1,160.00
\$ 475,000.00	\$ 1,193.75
\$ 490,000.00	\$ 1,227.50

Ripi Rate for Kansas per ORT.

<u>Lenders Amount</u>	<u>Total Charge</u>
\$ 40,000.00	\$ 100.00
\$ 55,000.00	\$ 137.50
\$ 70,000.00	\$ 175.00
\$ 85,000.00	\$ 212.50
\$ 100,000.00	\$ 250.00
\$ 115,000.00	\$ 276.25
\$ 130,000.00	\$ 302.50
\$ 145,000.00	\$ 328.75
\$ 160,000.00	\$ 335.00
\$ 175,000.00	\$ 381.25
\$ 190,000.00	\$ 407.50
\$ 205,000.00	\$ 433.75
\$ 220,000.00	\$ 460.00
\$ 235,000.00	\$ 486.25
\$ 250,000.00	\$ 512.50
\$ 265,000.00	\$ 538.75
\$ 280,000.00	\$ 565.00
\$ 295,000.00	\$ 591.25
\$ 310,000.00	\$ 617.50
\$ 325,000.00	\$ 643.75
\$ 340,000.00	\$ 670.00
\$ 355,000.00	\$ 696.25
\$ 370,000.00	\$ 722.50
\$ 385,000.00	\$ 748.75
\$ 400,000.00	\$ 775.00
\$ 415,000.00	\$ 801.25
\$ 430,000.00	\$ 827.50
\$ 445,000.00	\$ 853.75
\$ 460,000.00	\$ 880.00
\$ 475,000.00	\$ 906.25
\$ 490,000.00	\$ 932.50

FILED

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