

CLOSING FEES (policy purchase required)
 RESIDENTIAL SALE WITH LOAN: Buyer \$400.00 / Seller \$0.00
 RESIDENTIAL SALE WITH CASH: Buyer \$300.00 / Seller \$0.00
 *additional fees for overnight, wire and e-recording fee

FILED **TITLE ONE**
MAY 07 2021
 CLOSING + ESCROW CO

VICKI SCHMIDT
 Commissioner of Insurance

Amounts Up To Rate		Amounts Up To Rate		Amounts Up To Rate		Amount Up To Rate	
50,000	520	290,000	875	530,000	1155	770,000	1395
60,000	550	300,000	885	540,000	1165	780,000	1405
70,000	565	310,000	895	550,000	1175	790,000	1415
80,000	575	320,000	905	560,000	1185	800,000	1425
90,000	600	330,000	915	570,000	1195	810,000	1435
100,000	620	340,000	925	580,000	1205	820,000	1445
110,000	640	350,000	930	590,000	1215	830,000	1455
120,000	650	360,000	940	600,000	1225	840,000	1465
130,000	660	370,000	950	610,000	1235	850,000	1475
140,000	675	380,000	960	620,000	1245	860,000	1485
150,000	690	390,000	970	630,000	1255	870,000	1495
160,000	700	400,000	985	640,000	1265	880,000	1505
170,000	705	410,000	996	650,000	1275	890,000	1515
180,000	720	420,000	1005	660,000	1285	900,000	1525
190,000	740	430,000	1015	670,000	1295	910,000	1535
200,000	745	440,000	1035	680,000	1305	920,000	1545
210,000	770	450,000	1040	690,000	1315	930,000	1555
220,000	775	460,000	1050	700,000	1325	940,000	1565
230,000	800	470,000	1060	710,000	1335	950,000	1575
240,000	810	480,000	1080	720,000	1345	960,000	1585
250,000	820	490,000	1095	730,000	1355	970,000	1595
260,000	840	500,000	1125	740,000	1365	980,000	1605
270,000	850	510,000	1135	750,000	1375	990,000	1615
280,000	865	520,000	1145	760,000	1385	1,000,000	1625

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 K.S.A. 40-1111, as amended by section 19 of chapter 156 of the laws of 1988, is hereby repealed.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

MAY 07 2021

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

\$

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.

\$ 300.00

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.

\$

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

\$ 400.00

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

\$

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

\$

FORECLOSURE COMMITMENT

Commitment issued for filing foreclosure proceedings

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

\$
\$

LOT SALE TO BUYER

(not builder)

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

\$
\$

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Commissioner of Insurance

PLATTING COMMITMENT

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

\$

INFORMATIONAL COMMITMENT

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

\$

CONVERT CONTRACT PURCHASERS POLICY TO OWNERS POLICY

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

\$

MECHANICS LIEN WORK OUT

Obtaining lien waivers, disbursing funds to pay claimants

\$

EXCHANGE CLOSING

Closing transaction having more than one parcel of real property

\$

DISBURSEMENT OF FUNDS

No closing services but asked to disburse money

\$

DISBURSEMENT OF FUNDS

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

\$

INDEMNITY DEPOSIT

Held in escrow, no closing

\$

OTHER (Specify)

*Delivery / overnight fee
wire fee
Recording Fee*

\$ 25.00
\$ 25.00
\$ 4.50

*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

\$

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

\$ _____

\$ _____

FILED

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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.

\$ _____ **FILED**

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

MAY 07 2021
\$ _____
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Commissioner of Insurance

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)

\$ _____
\$ _____
\$ _____

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.