



# FILED

04/22/2024

RATE AND FORM COMPLIANCE DIVISION

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

\*If you perform services or engage in transactions not included in these descriptions, please describe the service or transaction in the space captioned "OTHER."

### Service

### Charge

#### COMMERCIAL ESCROW CLOSING

\$ 550.00

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

\$ 450.00

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

#### 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

#### DOCUMENT PREPARATION when not

\$ 75.00 Included in closings: NO  
Each

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

\$ 175.00 Notary

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

\$  
\$

#### 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

\$ 200.00

No closing services but asked to disburse money

DISBURSEMENT OF FUNDS

\$ 300.00

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

INDEMNITY DEPOSIT

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

Held in escrow, no closing

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.

\* See Attached for Underwriter \*  
Premium Rates

## TITLE RATES

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)

## 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/filed 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.



## TITLE RATES

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 POLICY

An ALTA Limited Coverage Junior Loan Policy may be issued to institutional lenders where the loan being insured is in a second or junior position, for the following fee:

| Liability:                  | Charge:  |
|-----------------------------|----------|
| Up to \$75,000.00           | \$112.50 |
| \$75,001.00 - \$100,000.00  | \$150.00 |
| \$100,001.00 - \$125,000.00 | \$187.50 |
| \$125,001.00 and above      | \$225.00 |

## TITLE RATES

### U.S. POLICY

The U. S. Government Policy is issued naming the United States of America or <sup>9</sup> ~~Comptroller of Insurance~~ 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.



## TITLE RATES

### 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.

### 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