**INSTRUCTIONS FOR ALTA ENDORSEMENT FORM 7.1**

**MANUFACTURED HOUSING UNIT – CONVERSION – LOAN POLICY**

**PURPOSE OF ENDORSEMENT**

The ALTA 7.1 Manufactured Housing Unit – Conversion – Loan Policy Endorsement can be used only with the ALTA Loan Policy. It insures against loss resulting when the manufactured housing unit located on the land is not real property, or where the owner of the land is not the owner of the manufactured housing unit. Because manufactured housing units, including mobile homes, may not qualify to be insured by title insurance policies, this endorsement may be used only with the approval from a member of CATIC's underwriting staff.

**UNDERWRITING REQUIREMENTS**

The endorsement is available only when the manufactured housing unit is permanently attached to the land and becomes part of the real estate. If the manufactured housing unit is not real estate, it remains personalty and is not insurable under a policy of title insurance, even though evidence of its ownership or of a transfer in ownership is recorded in the land records.

In order to issue the endorsement, you must verify that:

1. The mortgagor owns both the land and the manufactured housing unit located on the land;

2. The manufactured housing unit is considered real property under state law;

3. There are no personal property liens or other unreleased liens filed against the manufactured housing unit;

4. The lien of the Insured Mortgage must attach to the manufactured housing unit; and

5. The mortgage can be foreclosed against both the land and the manufactured housing unit in a single foreclosure action.

***Please contact a member of CATIC's underwriting staff if there are questions about the issuance of this endorsement.***

ALTA 7.1 MANUFACTURED HOUSING—CONVERSION—LOAN POLICY ENDORSEMENT

This endorsement is issued as part of Policy Number

issued by CATIC

1. The term “Land” includes the manufactured housing unit located on the land described in Schedule A at the Date of Policy.

2. Unless excepted in Schedule B, the Company insures against loss or damage sustained by the Insured if, at the Date of Policy:

a. A manufactured housing unit is not located on the land described in Schedule A.

b. The manufactured housing unit located on the land is not real property under the law of the State where the land described in Schedule A is located.

c. The owner of the land described in Schedule A is not the owner of the manufactured housing unit.

d. Any lien is attached to the manufactured housing unit as personal property, including:

i. a federal, State, or other governmental tax lien;

ii. UCC security interest;

iii. a motor vehicular lien; or

iv. other personal property lien.

e. The lien of the Insured Mortgage is not enforceable against the Title.

f. The lien of the Insured Mortgage is not enforceable in a single foreclosure procedure.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsements, (iii) extend the Date of Policy, or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

CATIC



JAMES M. CZAPIGA, PRESIDENT