**INSTRUCTIONS FOR ALTA ENDORSEMENT FORM 8.1**

**ENVIRONMENTAL PROTECTION LIEN**

**PURPOSE OF ENDORSEMENT**

The ALTA 8.1 – Environmental Protection Lien Endorsement can be issued only when issuing a Mortgagee Policy insuring title to residential 1-4 family property. Paragraph (a) insures against loss resulting if there are any environmental protection liens filed in the Public Records which have priority over the lien of the Insured Mortgage unless excepted in Schedule B. Paragraph (b) insures against loss resulting when there are state statutes giving environmental protection liens filed after the Date of Policy priority over the lien of the Insured Mortgage, except for liens pursuant to those statutes specifically excepted under paragraph (b).

**UNDERWRITING REQUIREMENTS**

An exception must be taken in Schedule B of the policy for any recorded notice of lien or notice of enforcement action that is not released prior to issuance of the policy.

This endorsement may be incorporated into a Standard Loan Policy by checking the appropriate box at the bottom of the policy's Schedule B.

This endorsement is not available if you are insuring commercial, industrial or mixed use property. A separate commercial environmental lien endorsement (ALTA 8.2) is available for that purpose.

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

ALTA 8.1 ENVIRONMENTAL PROTECTION LIEN ENDORSEMENT

This endorsement is issued as part of Policy Number

issued by CATIC

1. The insurance afforded by this endorsement is only effective if the Land is used or is to be used primarily for residential purposes.

2. The Company insures against loss or damage sustained by the Insured by reason of lack of priority of the lien of the Insured Mortgage over:

1. any environmental protection lien that, at the Date of Policy, is recorded in those records established under State statutes at the Date of Policy for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge, or is filed in the records of the clerk of the United States district court for the district in which the Land is located, except as set forth in Schedule B; or
2. any environmental protection lien provided by any State statute in effect at the Date of Policy, except environmental protection liens provided by the following State statutes: [*Drafting Instruction: List the relevant State statutes, if any; if none, specify “none”.*]

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