

ALTA LOAN POLICY OF TITLE INSURANCEissued by
CATIC

Policy No. MP Will fill-in after jacket has been requested	Amount of Insurance \$Mortgage Amount	Date of Policy Date Mortgage was recorded
Agent Name Will fill-in automatically		Agent No. Will fill-in automatically

SCHEDULE A

1. The Insured is: **Lender's Name**
Successor Language
Lender's Address
2. The estate or interest in the Land encumbered by the Insured Mortgage is: **fee simple or leasehold?**
3. The Title encumbered by the Insured Mortgage is vested in: **Record Owner**
4. The Insured Mortgage and its assignments, if any, are described as follows:
Mortgage from **Borrower (s) Name(s) as they appear on the recorded mortgage**
To **Lender's Name**
in the principal amount of **\$Loan Amount**
dated date mortgage was executed
and recorded in the land records
of **City/Town/Village where the mortgage was recorded**
on **date mortgage was recorded**
and assigned to **Lender the mortgage was assigned to, if applicable**
by instrument dated **date of assignment**
and recorded in said **City/Town/Village where the assignment was recorded**
land records on **date assignment was recorded**
5. The Land is described as follows: **physical address of the property, Vermont***
A copy of the Property Description of said Land is attached hereto.
6. This policy incorporates by reference the endorsements designated in Schedule B – Part I

Notes: Don't forget to request your policy jacket once the first page (Schedule A of the policy is completed)

- **If MERS, Inc. was included in the Mortgage list the following prior to the Lender's name: MERS, Inc., solely or as nominee for Lender's name.**
- **Successor Language: The lender will tell you what they would like. Examples: Its successors and/or assigns, as their interests may appear, ISAOA/ATIMA.**
- **If the lender wants the mailing address of the property listed under #5, use the Schedule A Continuation Page (example attached.)**

Countersigned and validated:

By _____
Signature of Issuing Agent **(pulls from Software)**



101 Corporate Place, Rocky Hill, CT 06067

Please Print or Type Name of Issuing Agent **(pulls from Software)**

Policy not valid unless Schedule B - Part I attached.

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SCHEDULE B – PART I

EXCEPTIONS FROM COVERAGE

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.

This policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Rights of persons in possession other than the Insured.
2. (i) Boundary line disputes, overlaps, encroachments, title to filled lands (if any) and all other facts which an accurate survey and inspection of the land would disclose and which are not shown by the Public Records; (ii) Any easements or claims of easements not shown by the Public Records.

General Exceptions numbered **enter None*** are hereby deleted and, subject to all other provisions hereof, the Insured is insured against loss by reason of matters mentioned in such exceptions.

Special Exceptions:

3. Real estate taxes and assessments (including liens not yet due and payable) as follows: Real estate taxes are current and subsequent payments are not yet due and payable.
4. IF THE INSURED PREMISES IS A CONDOMINIUM UNIT: Covenants, conditions, restrictions, easements, options, powers of attorney and limitations on title, created by the laws of the State of Vermont or set forth in the Master Deed or Declaration of Condominium, in the related By-Laws, in the Declaration of Trust or Site Plans and Floor Plans as duly recorded in the appropriate land records office and as the same may have been lawfully amended, and in any instrument creating the estate or interest insured by this policy.

Type the following into the exceptions section:

All references are hereby made to the (enter City of, Village of, or Town of _____) Land Records:

- 5.
- 6.
- 7.

Notes:

- ***Always enter none unless you have permission from the VT Underwriting Team to remove the general exceptions.**
- **Copy the exceptions from the policy commitment to this policy.**
- **If anything new was recorded from the last title search through the recording of the Mortgage and it would not be considered covered by the policy, please include it as an exception.**

This policy incorporates by reference the endorsements designated below, adopted by the American Land Title Association as of the Date of Policy:

Check the box of the appropriate endorsements, if applicable.

- 4.1 Condominium – Current Assessments
- 5.1 Planned Unit Development – Current Assessments
- 6 Variable Rate
- 6.2 Variable Rate – Negative Amortization
- 8.1 Environmental Protection Lien (Residential), Paragraph b refers to the following state statute(s): None
- 9 Restrictions, Encroachments, Minerals
- 13.1 Leasehold Loan
- 22 Location – The type of improvement is a _____, and the street address is as shown above.

If checked, the CATIC endorsement referenced below is incorporated in this policy:

- E-15 Affirmative Language (Secondary Market)

The CATIC Endorsement Deleting Class Action Condition is incorporated in this policy.

These boxes will automatically check based on how information is entered into the software.

Continuation Sheet Attached Yes No

If Schedule B, Part II attached, check here

Policy No.

Owner Policy No. (for informational purposes only)

SCHEDULE B – PART II

Covered Risk 10 insures against loss or damage sustained by the Insured by reason of the lack of priority of the lien of the Insured Mortgage over the matters listed in Part II, subject to the terms and conditions of any subordination provision in a matter listed in Part II:

Type the following into this section if there are subordinate documents:

All references are hereby made to the (enter City of, Village of, or Town of _____) Land Records:

- **Include documents recorded after the Mortgage. Examples: Mortgages recorded after the Mortgage we are insuring, Assignment of Rents, UCC's.**
- **Click [here](#) for sample language.**

Policy No.

PROPERTY DESCRIPTION

Type the following into the Property Description section:

All references are hereby made to the (enter City of, Village of or Town of _____) Land Records:

Being all and the same lands and premises as were conveyed to enter **the current owner(s) names** by deed of **who did the current record owner purchase from** recorded in Book **enter the Book/Volume #**, Page **enter the Page number**, and more particularly described as follows:

Enter the rest of your description. Remember, the longer the description, the greater the chance for: making a significant typographical error; inadvertently reinstating restrictions or Rights of Refusal that may have expired; misusing or omitting quotation marks affecting important parts of the description. Sometimes less is more.

For more information about Property Descriptions, see Title Standard 10.1 or click [here](#) for helpful tips.

Closing paragraph example:

Reference is hereby made to the foregoing documents and reference contained therein in further aid of this description.



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Schedule B – Part I Continuation Sheet

Schedule B Exceptions are continued as follows: