

**ALTA SHORT FORM RESIDENTIAL LOAN POLICY—ASSESSMENTS PRIORITY
ONE-TO-FOUR FAMILY**

issued by
CATIC

SCHEDULE A

Policy Number: **Will fill-in when you request a jacket.**

Amount of Insurance: **\$Loan Amount will pull from General Info. or lender will dictate.**

Mortgage Amount: **\$Loan Amount will pull from General Info.**

Mortgage Date: **Date of Closing**

Date of Policy*: **Date of Closing**

***or the date of recording of the Insured Mortgage, whichever is later**

Property Address: **Physical location of property**

1. Name of Insured: **Lender's Name with successor language (Dictated by the Lender)**
2. Name of Borrower(s): **Borrower's Name(s)**
3. The estate or interest in the Land identified in this Schedule A and which is encumbered by the Insured Mortgage is fee simple and is, at the Date of Policy, vested in the Borrower(s) identified in the Insured Mortgage and named above.
4. The Land referred to in this policy is described as set forth in the Insured Mortgage.
5. This policy consists of two pages, unless an addendum is attached and indicated below:
 - Addendum attached **(will automatically check when you add exceptions to addendum page)**
6. This policy incorporates by reference the endorsements selected below, if any, adopted by the American Land Title Association as of the Date of Policy: **(check the box for what the Lender is requesting)**
 - ALTA 4 Condominium – Assessments Priority endorsement
 - ALTA 5 Planned Unit Development – Assessments Priority endorsement
 - ALTA 6 Variable Rate Mortgage endorsement, if the Insured Mortgage contains provisions which provide for an adjustable interest rate
 - ALTA 6.2 Variable Rate Mortgage – Negative Amortization endorsement, if the Insured Mortgage contains provisions which provide for both an adjustable interest rate and negative amortization
 - ALTA 7 Manufactured Housing Unit endorsement, if a manufactured housing unit is located on the Land at the Date of Policy
 - ALTA 7.1 Manufactured Housing – Conversion – Loan Policy endorsement
 - ALTA 8.1 Environmental Protection Lien endorsement – Paragraph b refers to the following State statute(s): None
 - ALTA 9 Restrictions, Encroachments, Minerals – Loan Policy endorsement
 - ALTA 9.6 Private Rights – Loan Policy endorsement
 - ALTA 14 Future Advance – Priority endorsement
 - ALTA 14.1 Future Advance – Knowledge endorsement
 - ALTA 14.3 Future Advance – Reverse Mortgage endorsement
 - ALTA 22 Location endorsement, if the type of improvement is a one-to-four family residential structure and the Property Address is as shown above
 - ALTA 30 Shared Appreciation Mortgage endorsement

Agent Number **(will automatically fill-in)**

Agent Name **(will automatically fill-in)**

By _____

Have attorney sign



CATIC



JAMES M. CZAPIGA, PRESIDENT

SUBJECT TO THE EXCEPTIONS FROM COVERAGE CONTAINED IN SCHEDULE B BELOW, AND ANY ADDENDUM ATTACHED HERETO, CATIC, A CORPORATION, (THE "COMPANY"), HEREBY INSURES THE INSURED IN ACCORDANCE WITH AND SUBJECT TO THE TERMS, EXCLUSIONS, AND CONDITIONS SET FORTH IN THE AMERICAN LAND TITLE ASSOCIATION (ALTA) LOAN POLICY (07-01-2021), ALL OF WHICH ARE INCORPORATED HEREIN. ALL REFERENCES TO SCHEDULES A AND B REFER TO SCHEDULES A AND B OF THIS POLICY.

SCHEDULE B

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.

Except to the extent set forth below, this policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses arising by reason of:

1. Those taxes and assessments that become due or payable subsequent to the Date of Policy. Exception 1 does not modify or limit the coverage provided in Covered Risk 11.b.
2. Covenants, conditions, restrictions, or limitations, if any, appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - a. the violation of those covenants, conditions, restrictions, or limitations on or prior to the Date of Policy;
 - b. a forfeiture or reversion of Title from a future violation of those covenants, conditions, restrictions, or limitations, including those relating to environmental protection; and
 - c. provisions in those covenants, conditions, restrictions, or limitations, including those relating to environmental protection, under which the lien of the Insured Mortgage can be invalidated, subordinated, or impaired.As used in Exception 2.a., the words "covenants, conditions, restrictions, or limitations" do not refer to or include any covenant, condition, restriction, or limitation (i) relating to obligations of any type to perform maintenance, repair, or remediation on the Land; or (ii) pertaining to environmental protection of any kind or nature, including hazardous or toxic matters, conditions, or substances, except to the extent that an Enforcement Notice as of the Date of Policy identifies a violation or alleged violation affecting the Land and is not referenced in an Addendum attached to this policy.
3. Any easements or servitudes appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - a. the encroachment, at the Date of Policy, of the improvements on any easement; and
 - b. any interference with or damage to existing improvements, including lawns, shrubbery, and trees, resulting from the use of the easements for the purposes granted or reserved.
4. Any lease, grant, exception, or reservation of minerals or mineral rights or other subsurface substances appearing in the Public Records; however, this policy insures against loss or damage arising from:
 - a. any effect on or impairment of the use of the Land for one-to-four family residential purposes by reason of such lease, grant, exception, or reservation of minerals or mineral rights or other subsurface substances; and
 - b. any damage to existing improvements, including lawns, shrubbery, and trees, resulting from the future exercise of any right to use the surface of the Land for the extraction or development of the minerals or mineral rights or other subsurface substances so leased, granted, excepted, or reserved.Nothing herein insures against loss or damage resulting from contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.

NOTICES, WHERE SENT: Any notice of claim and any other notice or statement in writing required to be given to the Company under this policy must be given to the Company at 101 Corporate Place, Rocky Hill, CT 06067-1895, Attn: Claims.

**ADDENDUM
ALTA SHORT FORM RESIDENTIAL LOAN POLICY—ASSESSMENTS PRIORITY
ONE-TO-FOUR FAMILY**

Policy No. **Will fill-in when you request a jacket.**

**SCHEDULE B
(Continued)**

In addition to the matters set forth in Schedule B of the policy to which this Addendum is attached, this policy does not insure against loss or damage and the Company will not pay costs, attorneys' fees, or expenses that arise by reason of the following:

- **Insert exceptions based on what your title search revealed.**
- **If you are issuing a Short Form Policy after the Mortgage has been recorded. Please enter anything that was recorded from the date of the original search through the recording of the Mortgage.**

Property Description

Re: Property address should fill-in from the general information

If a purchase, please enter the following lead-in paragraph:

Being all and the same lands and premises as were conveyed to enter Buyer(s) name(s) by deed of enter Seller(s) name(s) dated and recorded in the City/Town of enter the City or Town's name in Book, Page, of the City/Town of enter the City or Town's name Land Records and more particularly described as follows:

Enter the rest of your property description. If you are looking for guidance, please click [here](#) to view a recent newsletter article.