

TITLE POLICY ENDORSEMENTS

All fees are approved by the Insurance Commissioner (\$50.00 each)

ENDORSEMENT #100

This endorsement is issued when there is no apparent violation of restrictions on existing construction and will insure that restrictions have not been violated and that if restrictions should be violated at any time in the future, that such a violation will not cause a forfeiture or reversion of title.

If the property that we insured has a restriction that no liquor may be made or sold on it and your buyer starts to operate a still, we won't insure that he won't go to jail, but we will insure that the ownership of the property won't revert to the person who created the restriction, provided no reversionary clause exists.

Where restrictions exist on a property, title insurers automatically attach this endorsement giving coverage to the lender.

ENDORSEMENT #300

This endorsement insures against problems that might be uncovered by a survey, unless a specific situation is noted in the policy as not being insured. The most likely situation that is insured against is loss or damage in the event of an encroachment of a neighbor's building onto the insured premises or the encroachment of the insured's building onto a neighbor's property. This endorsement does not guarantee that the legal description is accurate.

This endorsement extends coverage for this condition to the mortgagee only.

ENDORSEMENT #8.1

This endorsement insures that no environmental liens have been filed of record against the property insured.

This endorsement extends coverage for the mortgagee.

ENDORSEMENT #800 AND #801

These are the endorsements used for condominiums and planned urban developments (PUD's). They insure that the documentation creating the unit is in accord with Pennsylvania law. It's normally required by mortgage lenders taking mortgages on such units.

ENDORSEMENTS #710 AND #710(6.2)

These endorsements are used in connection with variable rate mortgages (ARM). The #710(6.2) is specifically for variable rate mortgages with negative amortization. They insure that the lender will not lose the priority of his lien through any number of renegotiated interest terms. This endorsement is giving coverage to the lender.