

**SCHEDULE OF
RATES FOR TITLE INSURANCE
IN THE STATE OF NORTH CAROLINA**

**EFFECTIVE AS TO
APPLICATIONS FILED ON AND AFTER
July 1, 2007**

NORTH CAROLINA TITLE INSURANCE RATING BUREAU, INC.

NORTH CAROLINA TITLE INSURANCE RATING BUREAU

To the extent applicable, this Manual sets forth the definitions, general rules and rates for use by members of and subscribers to the North Carolina Title Insurance Rating Bureau, Inc. (NCTIRB or the Bureau). NCTIRB is licensed by the North Carolina Department of Insurance as a statistical organization.

This Manual and its contents have been filed with and approved by the North Carolina Department of Insurance in accordance with applicable law.

MEMBERS OF NCTIRB AS OF THE DATE OF FILING:

Chicago Title Insurance Company
Commonwealth Land Title Insurance Company
Fidelity National Title Insurance Company
First American Title Insurance Company
First American Title Insurance Company of North Carolina
Investors Title Insurance Company
Lawyers Title Insurance Corporation
Northeast Investors Title Insurance Company
Security Union Title Insurance Company
Southern Title Insurance Corporation
Stewart Title Guarantee Company
The Title Company of North Carolina, a wholly owned subsidiary of Old Republic Title Insurance Company
Ticor Title Insurance Company
Ticor Title Insurance Company of Florida
Transnation Title Insurance Company
United General Title Insurance Company

NORTH CAROLINA TITLE INSURANCE RATING BUREAU

GENERAL PROVISIONS

- GP-1.** The general provisions, rules, rates and forms contained herein comply with the applicable North Carolina statutes.
- GP-2.** The effective date of the general provisions, rules and rates is July 1, 2007.
- GP-3.** The rates set forth herein do not include any charge made for title search, title examination, issuance of endorsements, closing, or escrow services performed by the Insurer, or any of its approved attorneys or agents. Charges made for such services are in addition to the rates and charges set forth herein.
- GP-4.** Rates are applicable to units of insurance in multiples of \$1,000, rounded up.
- GP-5.** Nothing herein shall be construed as affecting the Insurer's absolute right to decline to insure any risk it deems, in its sole discretion, to be unacceptable.
- GP-6.** If the form of commitment or policy to be issued would otherwise afford protection against adverse condition(s) as revealed by an underwriting analysis and study of a specific risk, which adverse condition(s) would otherwise render the risk unacceptable to the Insurer, the commitment or policy may, nevertheless, be issued with specific exception to the unacceptable condition(s) without rate credit or additional charge, except such as may be otherwise provided in this manual of rates.
- GP-7. DEFINITIONS:** As used herein the following terms shall have the meaning set forth:
- (a) Land, Premises or Property: Unless otherwise set forth in the policy of title insurance to the contrary, the land described, specifically or by reference, and improvements affixed thereto which by law constitute real property.
 - (b) Mortgage: Mortgage, Deed of Trust, Trust Deed, or other security instrument relating, at least in part, to Land, Premises or Property.
 - (c) Insured: The entity defined in the policy of title insurance as the insured.
 - (d) Insurer: A title insurance company qualified to do business in the State of North Carolina, which company is a member or subscriber of the North Carolina Title Insurance Rating Bureau, Inc.

- (e) Full value of land: Actual purchase price or, if no sale is involved, full fair market value as may be agreed upon between the Company and the proposed insured based on normally accepted methods of valuation.
- (f) Full value of leasehold estate: The aggregate of the rentals payable under the initial term of the lease or the full value of the land, whichever is less.
- (g) Full principal debt: That part of the mortgage debt that is secured by land, excluding therefrom that part of the debt, if any, secured by personal property.
- (h) Identical Land: The land described in a policy of title insurance.
- (i) Simultaneous issue: Two or more policies issued on identical land out of the same transaction. The effective dates of the policies do not have to be the same in order to qualify for a simultaneous issue; however, if the effective dates are not the same, such policies must have been able to be issued the same day.
- (j) Rate: That cost per unit of insurance that, when multiplied by the total units of liability, results in the charge for the risk assumed.
- (k) Regular Rate. The Rate charged for the risk assumed without regard to or application of reissue discount.

GP-8. APPLICABILITY: North Carolina title insurance filed rates apply to ANY title insurance policy issued that insures property situated in North Carolina, regardless of where the title insurance policy is issued. Such filed rates are comprehensive and encompass all the premiums for title insurance that are currently authorized.

Premium Rules (PR)

PR-1: The minimum premium for regular rates is \$50.00

PR-2: Schedule of Regular Rates

Regular Title Insurance Rates for a Lender's and/or an Owner's Policy

	<u>Per Thousand</u>
Up to \$100,000	\$2.00
100,001 to 500,000	1.50
500,001 to 2,000,000	1.00
2,000,001 to 7,000,000	0.75
7,000,001 and above	0.50

PR-3: ALTA Homeowner's Policy of Title Insurance and ALTA Expanded Coverage Residential Loan Policy

The ALTA Homeowner's Policy of Title Insurance and ALTA Expanded Coverage Residential Loan Policy are available for qualifying improved one-to-four family residences at the applicable rate plus an additional 20% of the regular rate.

PR-4: Simultaneous Issue of Owner's, Leasehold and Loan Policies

In all loan transactions, one or more Loan policies may be issued simultaneously with an Owner's policy covering identical property for a single premium. All title insurance rates apply to this category. When policies are issued insuring both a first deed of trust and junior deeds of trust simultaneously with an Owner's Policy, the rate is determined by adding the amounts of the deeds of trust and computing the result by the rate applicable to the total amount of exposure. The effective dates of the policies do not have to be the same in order to qualify for simultaneous issue; however, if effective dates are not the same, such policies must have been able to be issued on the same day. The total premium charge is based on the policy with the higher coverage.

When a simultaneous issuance includes an ALTA Homeowner's Policy and/or ALTA Expanded Loan Policy, the premium charge will be the higher of the two rate calculations.

PR-5: Reissue

When a policy has been issued on Identical Land within fifteen (15) years, the rate shall be 50% of the Regular Rate up to the amount of the previous policy and Regular Rates shall apply to amounts in excess of the prior policy amount. The previous policy or HUD-1 must be provided to the Insurer to receive this Reissue Rate.

When a policy has been issued to a Subdivider/Developer/Builder within fifteen (15) years, the rate shall be 50% of the Regular Rate up to the sales price of the individual lot or unit or tract subdivided from the land originally insured. The previous policy or HUD-1 must be provided to the Insurer to receive this Reissue Rate.

PR-6: Builders Revolving Lines of Credit Deed of Trust

A premium shall be charged once the aggregate coverage amount of each separate parcel or unit insured exceeds the amount of insurance shown on the policy.

PR-7: Equity Master, Master Home Equity Loan Policy, FACT, ALTA Residential Limited Coverage (Junior Loan) or Other Similar Limited Coverage Policies

As required by North Carolina General Statutes for all title insurance policies, these policies require the title opinion of a licensed North Carolina attorney.

<u>Policy Amount</u>	<u>Premium</u>
Up to \$100,000	\$ 45
\$100,001 to \$250,000	\$ 65
\$250,001 to \$500,000	\$135

- Policy amount shall not exceed \$500,000.

PR-8: Closing Services Insurance

The premium for Closing Services Insurance is as follows:

	<u>Rate Per Thousand</u>
Up to \$100,000	\$0.50
\$100,001 - \$500,000	\$0.10
\$500,001 and above, add	\$0.00

When an insured has requested closing services insurance, the insured shall be charged an undivided premium equal to the sum of the closing services insurance premium and the title insurance premium. Notice shall be given that closing services insurance has or has not been provided.