



# Common POLICY ENDORSEMENTS

## T-19 RESTRICTIONS, ENCROACHMENT, MINERAL ENDORSEMENT

**Cost:** \$50 minimum or 5% of the basic rate on residential and 10% of the basic rate on non-residential

**When Needed:** Required by most lenders on the Mortgagee's Title Policy.

**Protects:** Gives the lender further coverage with regards to survey encroachments, mineral right and/or restrictions set out on Schedule B. T-19.1 for non-residential Owner Title Policy for 5% T-19.2/19.3 – Minerals & Surfaces Damage End - NO CHARGE on loan policies, \$50 for owner policies.

## T-17 PLANNED UNIT DEVELOPMENT ENDORSEMENT

**Cost:** \$25

**When Needed:** Required by most lenders on the Mortgagee's Title Policy when the property lies within a Planned Unit Development.

**Protects:** Gives lender further coverage with regards to restrictive covenants, HOA dues, enforced removal of existing structures and right of first refusal.

## SURVEY AMENDMENT ON OWNER'S TITLE POLICIES

**Cost:** 5% of the basic rate on residential and 15% on non-residential property.

**When Needed:** Optional coverage for owners

**Protects:** Deletes language out of survey exception so that the owner has coverage from any discrepancies, conflicts, encroachments or protrusions, or overlapping of improvements.

## T-30 TAX DELETION

**Cost:** \$20

**When Needed:** Required by almost all lenders on the Mortgagee's Title Policy.

**Protects:** Provides protection against rollback taxes subsequent taxes and assessments for prior years due to change in land usage or ownership.

## T-31 MANUFACTURED HOUSING ENDORSEMENT

**Cost:** \$20

**Protects:** Manufactured home is attached to land described in Mortgagee Title Policy.

## T-31.1 SUPPLEMENTAL COVERAGE MANUFACTURED HOUSING UNIT ENDORSEMENT

**Cost:** \$50

**Protects:** Provides supplemental coverage's in addition to insuring manufactured housing unit is located on the land.

## T-33 ADJUSTABLE RATE ENDORSEMENT

**Cost:** \$20

**When Needed:** Required by the mortgage company as an endorsement to the Mortgagee's Title Policy whenever the borrower has an Adjustable Rate Note.

## T-35 REVOLVING CREDIT ENDORSEMENT

**Cost:** \$50

**When Needed:** May be issued with a Mortgagee Title Policy insuring a Home Equity Line of Credit Loan.

## T-36 ENVIRONMENTAL PROTECTION LIEN ENDORSEMENT

**Cost:** \$25

**When Needed:** Required by almost all mortgage companies on the Mortgagee's Title Policy on residential properties.

**Protects:** Protects the lender in case there are any existing liens regarding environmental issues.

## T-39 BALLOON ENDORSEMENTS

**Cost:** \$25

**When Needed:** Required by the mortgage company as an endorsement to the Mortgagee's Title Policy whenever the borrower has a Balloon note.

## T-42 EQUITY LOAN MORTGAGE ENDORSEMENT

**Cost:** Additional 10% of the Basic Premium Rate

**When Needed:** Mandatory endorsement for any MTP insuring a home equity equity loan.

**Protects:** Gives lender coverage against certain events that could cause a home equity loan to be invalid under Texas law, such as the property being under an agriculture exemption or the existence of more than one home equity loan at a time or more than one in a year.

## T-42.1 SUPPLEMENTAL COVERAGE EQUITY LOAN MORTGAGE ENDORSEMENT

**Cost:** Additional 15% of the Basic Premium Rate

**When Needed:** Optional endorsement for any MTP insuring a home equity loan, at the request of the lender

**Protects:** Gives lender coverage against certain events that could cause a home equity loan to be invalid under Texas law, such as blanks in an instrument or if the loan proceeds are disbursed before the fourth day after closing or if the settlement statement reflecting the final lender fees are not delivered at least one day before closing or the borrower does not receive a copy of all loan documents.