



# GEORGIA

## TITLE INSURANCE RATES AND CHARGES

Application and Schedule of Rates

Effective: May 1, 2023



**ALLIANT**  
**NATIONAL**  
TITLE INSURANCE COMPANY

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## TITLE INSURANCE

### GENERAL RULES

#### A. COMPUTATION OF BASIC RATE

The rates and fees set forth are the charges of Alliant National Title Insurance Company (hereinafter collectively "Company") for the issuance of commitments for title insurance, title insurance policies and endorsements on its own behalf, or by its duly authorized Policy Issuing Agents in the State of Georgia. All charges for title insurance are to be computed in accordance with these rules and the Basic Schedule of Rates shown herein. Rates specified herein shall be charged as of the effective date of the filing (in effect rate at time of Commitment to the consumer shall be the rate charged).

The basic rate is defined as those rates shown on the Basic Schedule of Rates for Title Insurance. It is the rate charged for a standard insurance.

On Commitments that have been issued prior to the effective date of the filing, the premium to be charged will be based upon the rates filed as of the effective date of the first commitment issued on the transaction.

#### B. FAIR VALUE

The fair value shall be considered the sale price. Where no sale is involved, the fair value shall be determined from all available information. In no event shall it be less than the sum, as shown by the records, of all the encumbrances to which the property is subject or less than quadruple the County Assessor's assessed value, whichever is greater. The Company will not issue title insurance for less than fair value nor where applicable less than the value of the estate or interest to be insured. Insurance in excess of such values must be approved by management.

#### C. POLICY SCHEDULES

The filed policy schedules are for reference only and the specific format and language may be altered as long as the intent of such form remains the same.

#### D. NON-FILED ENDORSEMENTS

Various endorsement forms and charges may be issued by the company to accommodate customers that afford the customer affirmative assurance. The premiums, if any, for such endorsement shall be determined by the company on a case-by-case basis.

#### E. RATE COMBINATIONS

No rate in this manual shall be used in conjunction with another rate. In other words, only one provision of this manual shall be used in computing a rate for a transaction (no rate upon a rate).

**F. MINIMUM RATE CHARGE**

The charges set forth herein are minimum charges for regularly issued policies including endorsements, guarantees, and other forms of insurance coverage, and for ordinary services in connection with the business of title insurance. Unless otherwise stated, the minimum charge is \$200.00.

**G. ADDITIONAL CHARGES**

Additional charges will be made when unusual conditions of title are encountered, or when special risks are insured against, or when special services are requested.

**H. FEES FOR SERVICES NOT SPECIFIED IN MANUAL**

In some cases or conditions services may be required for which there is no charge provided in this manual. In any such event, a charge shall be made which in the opinion of the Company appears to be consistent with the general pricing procedures as set forth herein.

**SECTION 1**

***RESIDENTIAL***

**OWNER'S POLICIES**

An owner's policy insuring a fee simple estate cannot be issued for less than (a) the amount of the current sales price of the land and any existing improvements or (b) if no sale is being made, the amount equal to the value of the land and any existing improvements at the time of the issuance of the policy. An owner's policy insuring a fee estate cannot be issued for less than the full value of the premises. The amount shall not be less than the sale price.

The charge for the basic-owner's title insurance is as follows:

<b>OWNER'S BASIC SCHEDULE OF RATES</b>			
<b>Low</b>	<b>High</b>	<b>Increment</b>	<b>Amount</b>
<b>\$0.00</b>	<b>\$100,000</b>	<b>Per Thousand</b>	<b>\$5.65</b>
<b>\$100,001</b>	<b>\$500,000</b>	<b>Per Thousand</b>	<b>\$4.75</b>
<b>\$500,001</b>	<b>&gt;</b>	<b>Per Thousand</b>	<b>\$3.90</b>

The minimum charge will be \$200.00.

**ALTA HOMEOWNER'S (ENHANCED COVERAGE) POLICIES**

Owner's policies offering the consumer enhanced coverage are available for an additional charge. This policy shall only be issued for one to four family residential dwellings and condominiums where the land is currently owner occupied and the construction of the principal improvements has been completed.

<b>ALTA HOMEOWNERS (ENHANCED COVERAGE) SCHEDULE OF RATES</b>			
<b>Low</b>	<b>High</b>	<b>Increment</b>	<b>Amount</b>
<b>\$0.00</b>	<b>\$100,000</b>	<b>Per Thousand</b>	<b>\$6.55</b>
<b>\$100,001</b>	<b>\$500,000</b>	<b>Per Thousand</b>	<b>\$5.35</b>
<b>\$500,001</b>	<b>&gt;</b>	<b>Per Thousand</b>	<b>\$4.40</b>

The minimum charge will be \$200.00.

## **LOAN POLICIES**

A Loan Policy, Short Form Loan Policy or Leasehold Loan Policy (referred to collectively as loan Policies) insuring a first mortgage cannot be issued for an amount less than the full principal debt. However, upon request, the policy may be issued for an amount up to one hundred twenty percent (120%) of the principal debt for fixed price mortgages and up to one hundred fifty percent (150%) of the principal debt for adjustable price mortgages to cover items such as interest or foreclosure costs. When the mortgage described in the policy has been paid or satisfied, the coverage under that loan policy terminates, except when the satisfaction is through foreclosure or other lawful means of acquiring title in satisfaction of the mortgage debt.

A new mortgage given to renew or refinance a mortgage debt is a new transaction, creating a new liability. If a loan policy is to be issued in connection with such a transaction, the charge should be calculated as if it were an original issue loan policy at the applicable original price.

The charge for original loan policies is as follows:

<b>BASIC SCHEDULE OF RATES</b>			
<b>Low</b>	<b>High</b>	<b>Increment</b>	<b>Amount</b>
<b>\$0.00</b>	<b>\$100,000</b>	<b>Per Thousand</b>	<b>\$3.40</b>
<b>\$100,001</b>	<b>\$500,000</b>	<b>Per Thousand</b>	<b>\$2.80</b>
<b>\$500,001</b>	<b>&gt;</b>	<b>Per Thousand</b>	<b>\$2.50</b>

The minimum charge will be \$200.00.

### **ALTA EXPANDED LOAN POLICIES (ENHANCED LOAN COVERAGE)**

Loan policies offering the lender enhanced coverage are available for an additional charge. This policy shall only be issued for one to four family residential dwellings and condominiums where the land is currently owner occupied and the construction of the principal improvements has been completed.

<b>EXPANDED LOAN (ENHANCED COVERAGE) SCHEDULE OF RATES</b>			
<b>Low</b>	<b>High</b>	<b>Increment</b>	<b>Amount</b>
<b>\$0.00</b>	<b>\$100,000</b>	<b>Per Thousand</b>	<b>\$4.10</b>
<b>\$100,001</b>	<b>\$500,000</b>	<b>Per Thousand</b>	<b>\$3.40</b>
<b>\$500,001</b>	<b>&gt;</b>	<b>Per Thousand</b>	<b>\$3.15</b>

The minimum charge will be \$200.00.

## **SECOND MORTGAGE POLICIES**

A loan policy insuring a second mortgage cannot be issued for an amount less than the full principal debt. The charge for second mortgage policies insuring a second mortgage is as follows:

<b>BASIC SCHEDULE OF RATES</b>			
<b>\$0.00</b>	<b>\$100,000</b>	<b>Per Thousand</b>	<b>\$3.00</b>
<b>\$100,001</b>	<b>\$10,000,000</b>	<b>Per Thousand</b>	<b>\$2.00</b>

The minimum charge will be \$200.00.

When an owner's policy is issued simultaneously with a first loan policy and a second mortgage loan policy, the charge for the second mortgage loan policy is \$200.00. The owner's policy and first loan policy shall be calculated in accordance with the Simultaneous Issue of Owner's and Loan Policies section.

## **SIMULTANEOUS ISSUANCE OF OWNER'S AND LOAN POLICIES**

When an owner's policy and a loan policy are issued concurrently in a single transaction, the applicable rate for the owner's policy shall be calculated at the applicable owner's policy rate shown above and the rate for the loan policy shall be \$200.00 when issued for a liability amount not exceeding that of the owner's policy. Any liability amount over and above that of the owner's policy shall be calculated at the applicable loan policy rates in the appropriate tier shown above.

This rate procedure does not apply to concurrent first and second mortgage transactions. In this case, the first mortgage qualifies for the Simultaneous Issue rate of \$200.00 when issued for a liability amount not exceeding that of the owner's policy. The loan policy rate for the second mortgage is calculated at the applicable loan policy rates shown above. In all cases the owner's policy shall be issued for the sales price of the property or, in the event there is no sale, for the appraised value of the premises. If there is no appraisal, then you may use the tax assessed value of the premises.

All policies must bear the same effective date and the owner's policy must show the mortgage or lease as an exception. The owner's policy should be issued for the purchase price of the property. This rate procedure does not apply to simultaneously issued first and second mortgage transactions where no owner's policy is issued. When an owner's policy is issued simultaneously with a first loan policy and a second mortgage loan policy, the owner's policy and first loan policy shall be calculated in accordance with this section. The charge for the simultaneous second mortgage policy shall be \$200.00.

## **CONSTRUCTION LOAN POLICIES**

The commitment does not cover the project during the construction state. A policy must be issued on all construction loans.

To assist our agents in obtaining the permanent loan policy, we allow the construction loan policy to be issued for a reduced price.

The charge for construction loan policies is \$1.30 per \$1,000 of coverage, with a minimum charge of \$200.

If a subsequent permanent loan policy is issued on the same property insuring the same lender, a full credit will be allowed for the entire charge of the construction loan amount. If a different lender holds the permanent loan, then no credit shall be given. If the permanent loan policy is to be used for construction also, the pricing for loan policy stated above shall be charged.

If the construction loan policy is issued simultaneously with an owner's policy of greater value, the original charge for owner's pricing is charged on the owner's policy and the simultaneous fee of \$200 is charged for the construction loan policy. If the construction loan policy is issued simultaneously with an owner's policy of lesser value, the original charge for owner's policy pricing is charged on the owner's policy amount and the construction loan charge of \$1.30 per \$1,000 of coverage is charged for the construction loan policy.

If the permanent loan policy is to be used for construction also, the original loan policy charges shall apply.

### **LEASEHOLD POLICIES**

A leasehold owner's policy shall be issued for the value of the leasehold estate, which shall be either the aggregate of the rentals payable under the lease or the full value of the premises, whichever is less. The ALTA 13 Endorsement is used to convert a standard owner's policy to a leasehold owner's policy. The charge for a Leasehold Owner's Policy shall be one hundred percent (100%) of the charge for Owner's Policy Original issue.

A leasehold loan policy insuring a first mortgage cannot be issued for an amount less than the full principal debt. The ALTA 13.1 Endorsement is used to convert a standard loan policy to a leasehold loan policy. The charge for a Leasehold Loan Policy shall be one hundred percent (100%) of the basic charge for First Loan Policy Original issue.

### **EXTENSIONS, DATE DOWN OR MODIFICATION OF AN EXISTING LOAN**

The charge for a new policy or endorsement to an existing policy issued in conjunction with an extension or modification agreement that does not increase the unpaid principal balance, shall be calculated on the basis of the unpaid principal balance as follows: twenty-five percent (25%) of the original charge for policies modified within two (2) years of policy date; fifty percent (50%) of the original charge for policies modified more than two (2) years and up to five (5) years of the policy date; and sixty percent (60%) of the original charge for policies modified more than five (5) years and up to ten (10) years of the policy date. The charge for any increase in the amount of insurance from an additional advance under any modification or extension agreement is calculated at the basic schedule of charges. This charge for additional insurance is then added to the charge for the new policy or endorsement.

Please contact the underwriter for the charge on the Construction Loan Endorsement and the ALTA Endorsement 33-06 (Disbursement) issued in conjunction with a construction loan disbursement during a construction project.

### **BUILDER CONSTRUCTION LOAN CREDIT LINES AND ADDITIONAL PROPERTY**

For the purposes of determining the charge for an endorsement adding lots to an existing builder construction credit line loan policy, the additional charge shall be based on the value of each new



parcel of real property added to the policy's coverage after its original issuance at the Original Schedule of Charges. Lots may be added to the original loan for no charge until the value of the property added equals the original amount of insurance. For example, if a \$1,000,000 construction loan initially secures ten lots worth \$30,000 each, for a total of \$300,000, the insured has \$700,000 remaining as a "credit" on the line. That "credit amount is reduced by the cost of each new lot plus the cost of construction of improvements on the new lot. Thereafter, a charge will be made for any endorsement adding a new lot to the mortgage. That charge is based on the value of the new lot plus the cost of construction of improvements at the Original Schedule of Charges.

The credit allowed in this paragraph may not be combined with any other discount.

### **INCREASE OF OWNER'S POLICY AMOUNT OF INSURANCE**

The charge for an endorsement increasing the amount of insurance of an owner's policy is the difference between the charge for the new policy amount and the charge for the original policy amount both calculated at the current basic schedule of charges.

The credit allowed in this paragraph may not be combined with any other discount.

### **ALTA RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY AND SHORT FORM VERSION**

The charge for this policy is \$2.00 per \$1,000 of liability; minimum charge of \$50.00.

### **ENDORSEMENTS**

Endorsements providing additional coverage may be issued. Pricing for these endorsements will be determined by the Underwriter. If endorsements are issued, you must remit the charges based on the split detailed in your contract.

### **AGENCY REPORTING OF POLICIES AND RELATED CHARGES**

In accordance with instructions from the Georgia Insurance Commissioner, issuing agents must remit their contractual percentage split based upon the total title charge paid by the consumer. Penalties may be imposed by the Georgia Department of Insurance for inaccurate reporting of customer charges for title insurance.

## SECTION 2

### COMMERCIAL

#### COMMERCIAL POLICES

“Commercial policies” for the purposes of insurance rates only includes bulk purchases or refinance of multiple residential dwellings, multi-family structures intended for the use of 5+ families, undeveloped lots, or real estate intended principally for business, commercial, industrial, religious, educational or agricultural purposes even if some portion of the real estate is used for residential purposes. “Residential policies” for the purposes of insurance rates only mean title insurance policies that insure the title to real property having a single house, individual condominium unit, mobile home permanently affixed to real estate, or other dwelling unit intended primarily for the occupancy of one to four (1-4) families or a single residential lot upon which the purchaser intends to build a one to four family dwelling.

#### OWNER’S AND LOAN POLICIES

Pricing for owner’s and loan policies for commercial property is calculated as follows:

<b>BASIC SCHEDULE OF RATES</b>			
<b>Low</b>	<b>High</b>	<b>Increment</b>	<b>Amount</b>
<b>\$0.00</b>	<b>\$5,000,000</b>	<b>Per Thousand</b>	<b>\$2.10</b>
<b>\$5,000,001</b>	<b>\$10,000,000</b>	<b>Per Thousand</b>	<b>Add \$1.35</b>
<b>\$10,000,001</b>	<b>\$30,000,000</b>	<b>Per Thousand</b>	<b>Add \$0.60</b>

Above \$30,000,000 please contact underwriter for pricing.

The minimum charge will be \$500.00.

#### OWNER’S POLICY REISSUE CREDITS

In certain instances, reissue credits may apply to commercial transactions if the real property to be insured is identical or a part of property insured under a prior policy issued less than ten (10) years prior to the date the current transaction closes. The prior policy must be provided to the Underwriter for review and approval prior to applying any reissue credit.

#### LOAN POLICY REFINANCE CREDITS

In certain instances, refinance credits may apply to commercial transactions if the real property to be insured is identical or a part of the property insured under a prior policy issued less than ten (10) years prior to the date the current transaction closed. The prior policy must be provided to the Underwriter for review and approval prior to applying any refinance credit.

#### SIMULTANEOUS ISSUE OF OWNER’S AND LEASEHOLD OWNER’S POLICIES

When an owner’s policy and leasehold owner’s policy (each covering identical land) are issued in the same transaction to different insureds, the applicable owner’s charge will apply to the policy in the larger amount and the charge on the other policy will be computed at thirty percent (30%) of the owner’s charge, with a minimum charge of \$200.00 per policy.

#### SIMULTANEOUS ISSUE OF OWNER’S AND LOAN POLICIES

When an owner's policy and loan policy covering identical property are issued simultaneously, the charge shall be at the basic schedule of rates for the policy with the highest liability amount. The charge for the other policy, when issued simultaneously, shall be \$200.00. All policies must bear the same effective date and the owner's policy must show the mortgage or lease as an exception. The owner's policy should be issued for the purchase price of the property. This rate procedure does not apply to simultaneously issued first and second mortgage transactions where no Owner's policy is issued.

### **SIMULTANEOUS ISSUE OF LOAN POLICY WITH MULTIPLE OWNER'S POLICIES**

Where two or more Owners' Policies are issued simultaneous with a loan policy for the aggregate liability covering identical land, the charge will be computed as provided in the Commercial Simultaneous Issue of Owner's and Loan Policy section but based upon the aggregate amount of the multiple owner's policies. All policies must bear the same effective date and the owner's policies must show the mortgage or lease as an exception. The owner's policies when added together should total the purchase price of the property.

### **SIMULTANEOUS ISSUE OF OWNER'S POLICY WITH MULTIPLE LOAN POLICIES**

Where two or more loan policies are issued simultaneous with an owner's policy for the aggregate liability covering identical land, the charge will be computed as provided in the Commercial Simultaneous Issue of Owner's and Loan Policy section but based upon the aggregate amount of the multiple loan policies. All policies must bear the same effective date and the owner's policy must show the mortgages or leases as exceptions. This rate procedure does not apply to simultaneously issued first and second mortgage transactions.

### **EXTENSIONS, DATE DOWN OR MODIFICATION OF AN EXISTING LOAN**

The charge for a new policy or endorsement to an existing policy issued in conjunction with an extension or modification agreement, that does not increase the unpaid principal balance, shall be calculated on the basis of the unpaid principal balance as follows: twenty-five percent (25%) of the original charge for policies modified within two (2) years of policy date; fifty percent (50%) of the original charge for policies modified more than two (2) years and up to five (5) years of the policy date; and sixty percent (60%) of the original charge for policies modified more than five (5) years and up to ten (10) years of the policy date. The charge for any increase in the amount of insurance from an additional advance under any modification or extension agreement is calculated at the basic schedule of charges. This charge for additional insurance is then added to the charge for the new policy or endorsement.

Please contact the Underwriter for the charge on the Construction Loan Endorsement and the ALTA Endorsement 33-06 (Disbursement) issued in conjunction with a construction loan disbursement during a construction project.

### **CONSTRUCTION LOAN POLICIES**

The commitment will not cover the project during the construction state. A policy must be issued on all construction loans.

To assist our agents in obtaining the permanent loan policy, we allow the construction loan policy to be issued for a reduced price.

The charge for construction loan policies is \$1.25 per \$1,000 of coverage, with a minimum charge of \$125.00

If a subsequent permanent loan policy is issued on the same property insuring the same lender, a full credit will be allowed for the entire charge of the construction loan amount. If a different lender holds the permanent loan, then no credit shall be given. If the permanent loan policy is to be used for construction also, the pricing for loan policy stated above shall be charged.

If the construction loan policy is issued simultaneously with an owner's policy of greater value, the regular owner's pricing is charged on the owner's policy and the simultaneous fee of \$125 is charged for the construction loan policy. If the construction loan policy is issued simultaneously with an owner's policy of lesser value, the regular owner's policy is charged on the owner's policy amount and the construction loan charge of \$1.25 per \$1,000 is charged for the construction loan policy.

If the permanent loan policy is to be used for construction also, the regular loan policy charges shall apply.

### **BUILDER CONSTRUCTION LOAN CREDIT LINES AND ADDITIONAL PROPERTY**

For the purposes of determining the charge for an endorsement adding lots to an existing builder construction credit line loan policy, the additional charge shall be based on the value of each new parcel of real property added to the policy's coverage after its original issuance at the Original Schedule of Charges. Lots may be added to the original loan for no charge until the value of the property added equals the original amount of insurance. For example, if a \$1,000,000 construction loan initially secures ten lots worth \$30,000 each, for a total of \$300,000, the insured has \$700,000 remaining as a "credit" on the line. The "credit" amount is reduced by the cost of each new lot plus the cost of construction of improvements on the new lot. Thereafter, a charge will be made for any endorsement adding a new lot to the mortgage. That charge is based on the value of the new lot plus the cost of construction of improvements at the Original Schedule of Charges.

The credit allowed in this paragraph may not be combined with any other discount.

### **ENDORSEMENTS**

Certain endorsements to make minor changes in the policy (i.e. clarify or add definition to existing coverage) will be issued at no additional charge.

Endorsements to furnish special coverage (zoning, usury, etc.) may be issued on commercial and residential transactions. Pricing for such coverage will be determined by the Underwriter commensurate with the risk to be assumed by the issuance of such endorsement. Please contact the Underwriter for prices on special endorsements.

Whenever the same form of endorsement with similar coverage is issued on both the owner's and lender's policy in a single transaction, the policy issuing agent or approved attorney may make a single charge for such endorsements. Example: In a single transaction, the lender requests a Comprehensive (ALTA 9) Endorsement and the owner requests a Comprehensive (ALTA 9.2) Endorsement. The price may be \$100 cumulative for both endorsements.

## **AGENCY REPORTING OF POLICIES AND RELATED CHARGES**

In accordance with instructions from the Georgia Insurance Commissioner, issuing agents must remit their contractual split based upon the total title charges paid by the consumer. Penalties may be imposed by the Georgia Department of Insurance for inaccurate reporting of title charges.

## **SECTION 3**

### **MISCELLANEOUS**

#### **CLOSING PROTECTION LETTERS**

A Closing Protection Letter ("CPL") is available as an option to the parties of a real estate transaction. The CPL may be issued only for real estate transactions where (1) a title insurance policy or title insurance policies will be issued by or on behalf of the Underwriter, and (2) where the issuing agent or agency is also responsible for the disbursement of settlement funds. This protection is apart and separate from the coverage provided under the title insurance policy. The election for a CPL must be made prior to or at the time of closing. The protection is available to the purchaser, lender and seller if it involves a sale/purchase transaction, or the borrower/lender in a refinance transaction. A fee shall be charged to each party receiving the benefit of the CPL. The fee to be charged shall be \$50.00 per letter issued. The entire amount of the CPL fee, rate or charge shall be remitted to the Underwriter as closing for the additional risk it assumes when providing a CPL. In the event of a second mortgage or HELOC by a lender other than the primary lender, an additional fee of \$50.00 shall be charged for and would be payable.

The Alliant Nation Georgia Rate Calculator may be found at

<https://rates.alliantnational.com/Georgia>