



LOUISIANA

TITLE INSURANCE RATES AND CHARGES

Application and Schedule of Rates

Effective: June 1, 2017



ALLIANT
NATIONAL
TITLE INSURANCE COMPANY

**SCHEDULE OF
RATES FOR TITLE INSURANCE IN
THE STATE OF LOUISIANA**

**FILED WITH THE LOUISIANA DEPARTMENT OF INSURANCE TO BE
EFFECTIVE AS TO ORDERS RECEIVED
ON OR AFTER JUNE 1, 2017**

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LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION, INC.

This Manual sets forth the definitions, general rules, rates and policy forms, endorsements and other forms for use by members and subscribers to the Louisiana Title Statistical Services Organization, Inc. (LATISSO). No other entities or parties are entitled to rely upon this Manual. To the extent that this manual is not yet complete, members continue to rely on their independently filed rates and forms.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

TABLE OF CONTENTS

	Page	
Section 1	General Provisions and Definitions	1.1
Section 2	Schedule of Rates and Rules for Policies	2.1
Section 3	Schedule of Rates and Rules for Endorsements	3.1
Section 4	Specimen Forms -Policies	4.1
Section 5	Specimen Forms -Endorsements	5.1

SPECIMEN FORMS -POLICIES:

Owner's Policy, ALTA 2006 -LA (Adopted 6-17-06) 04/01/2014

ALTA Homeowner's Policy - LA (Adopted 10-17-98, Revised 10-22-03, 01-01-08, 02-03-10, 12-02-13) 01/01/2015

Loan Policy, ALTA 2006 -LA (Adopted 06-17-06) 04/01/14

Short Form Residential Loan Policy 2006 –LA (Revised 6-16-07) 04/01/14

Expanded Coverage Residential Loan Policy, ALTA 2006-LA (Adopted 10-13-01, Revised 01-01-08, 02-03-10, 07-26-10, 12-02-13) 08/04/14

Short Form Expanded Coverage Residential Loan Policy, ALTA 2006-LA (Revised 7-26-10) 08/04/14

Commitment -LA (Adopted 6-17-06) *06/17/06*

ALTA Commitment for Title Insurance Adopted 6-17-06 Technical Correction 08-01-16

U.S. Policy Form 9-28-91 (Revised 12-03-12) *06/01/13*

ALTA Residential Limited Coverage Mortgage Modification Policy – Modified LA
Adopted 12-01-14 Technical correction 08-01-16

SPECIMEN FORMS -CLOSING PROTECTION COVERAGE FORMS

ALTA Closing Protection Coverage-Single Transaction - LA (Revised 12-1-2015),
07/01/16

ALTA Closing Protection Coverage-Multiple Transaction - LA (Revised 12-01-15),
07/01/16

Acknowledgement of Offer and Informed Decision 08/01/104

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ENDORSEMENTS:

1996 Series ALTA Endorsements

ALTA Endorsement 1	Street Assessments Revised (06/01/87) Truth In
ALTA Endorsement 2	Lending Revised (06/01/87) WITHDRAWN - Effective (7/01/16) Zoning Revised (10/17/98)
ALTA Endorsement 3	Zoning -Completed Structure Revised (10/17/98)
ALTA Endorsement 3.1	Condominium Revised (03/27/92)
ALTA Endorsement 4	Condominium Adopted (10/17/92)
ALTA Endorsement 4.1	Planned Unit Development Revised (03/27/92)
ALTA Endorsement 5	Planned Unit Development Adopted (10/17/92)
ALTA Endorsement 5.1	Variable Rate Mortgage Revised (06/01/87)
ALTA Endorsement 6	Variable Rate Mortgage-Regulations Revised
ALTA Endorsement 6.1	(06/01/87)
ALTA Endorsement 6.2	Variable Rate Mortgage -Negative Amortization Revised (06/01/87)
ALTA Endorsement 7	Manufactured Housing Unit Revised (06/01/87)
ALTA Endorsement 7.1	Manufactured Housing Conversion Loan (06/17/06)
ALTA Endorsement 7.2	Manufactured Housing Conversion Loan: Owner's (06/17/06)
ALTA Endorsement 8.1	Environmental Protection Lien Revised (03/12/88)
ALTA Endorsement 9	Restrictions, Encroachments, Minerals (REM) Revised (06/17/06)
ALTA Endorsement 9.1	REM Owner's Policy Unimproved Land Adopted (06/17/06)
ALTA Endorsement 9.2	REM Owner's Policy Improved Land Adopted (06/17/06)
ALTA Endorsement 9.3	Restrictions, Encroachments, Minerals -Loan Policy (06/17/06)
ALTA Endorsement 9.4	Restrictions, Encroachments, Minerals -Owner's Policy (06/17/06)
ALTA Endorsement 9.5	Restrictions, Encroachments, Minerals -Owner's Policy-Improved Land(06/17/06)
ALTA Endorsement 10	Assignment Adopted (10/21/96)
ALTA Endorsement 10.1	Assignment and Date Down Adopted (10/21/95)
ALTA Endorsement 11	Mortgage Modification Adopted (10/19/96)
ALTA Endorsement 12	Aggregation Endorsement Adopted (10/19/96)
ALTA Endorsement 13	Leasehold-Owner's Adopted (10/13/01)
ALTA Endorsement 13.1	Leasehold-Loan Adopted (10/13/01)

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement 14	Future Advance Priority (10/03)
ALTA Endorsement 14.1	Future Advance Knowledge (10/22/03)
ALTA Endorsement 14.2	Future Advance Letter of Credit (10/22/03)
ALTA Endorsement 14.3	Future Advance -Reverse Mortgage (6/17/06)
ALTA Endorsement 15	Non-Imputation -Full Equity Transfer (10/22/03)
ALTA Endorsement 15.1	Non-Imputation Additional Insured (10/22/03)
ALTA Endorsement 15.2	Non-Imputation Partial Equity Transfer (10/22/03)
ALTA Endorsement 16	Mezzanine Financing (10/22/03)
ALTA Endorsement 17	Access and Entry (10/22/03)
ALTA Endorsement 17.1	Indirect Access and Entry (01/17/04)
ALTA Endorsement 18	Single Tax Parcel (10/22/03)
ALTA Endorsement 18.1	Multiple Tax Parcel (10/22/03)
ALTA Endorsement 19	Contiguity Multiple Parcels (10/22/03)
ALTA Endorsement 19.1	Contiguity-Single Parcel (10/22/03)
ALTA Endorsement 20	First Loss Multiple Parcel Transactions (04/19/04)
ALTA Endorsement 21	Creditors' Rights (04/19/04) WITHDRAWN 08/01/10
ALTA Endorsement 22	(Location) (6/17/06)
ALTA Endorsement 22.1	(Location and Map) (6/17/06)

2006 Series - ALTA Endorsements

ALTA Endorsement Form 1-06	Street Assessments (Adopted 06-16-06) 03/16/07
ALTA Endorsement Form 2-06	Truth in Lending (Adopted 06-17-06) 03/16/07 (WITHDRAWN -Effective 07/01/16)
ALTA Endorsement Form 3-06	Zoning Unimproved Land (Adopted 06-17-06) 03/16/07
ALTA Endorsement Form 3.1-06	Zoning - Completed Structure (Revised 10-22-09) 04/01/2010
ALTA Endorsement Form 3.2-06	Zoning-Land Under Development (Revised 04-02-12) 01/01/2015
ALTA Endorsement Form 4-06	Condominium Revised (Revised 02-03-10) 08/01/10
ALTA Endorsement Form 4.1-06	Condominium Revised (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 5-06	Planned Unit Development (Revised 2-03-10) 08/01/10

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 5.1-06	Planned Unit Development (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 6-06	Variable Rate Mortgage (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 6.2-06	Variable Rate Mortgage - Negative Amortization (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 7-06	Manufactured Housing Unit (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 7.1-06	Manufactured Housing Conversion; Loan (Adopted 06-17-06) 03/16/07
ALTA Endorsement Form 7.2-06	Manufactured Housing - Conversion: Owner's (Adopted 06-17-06) 03/16/07
ALTA Endorsement Form 8.1-06	Environmental Protection (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 8.2-06	Commercial Environmental Protection Lien (Adopted 10-16-08) 04/01/09
ALTA Endorsement Form 9-06	Restrictions, Encroachments, Minerals – Loan Policy Revised 04-02-12 Technical Correction 08-01-16
ALTA Endorsement Form 9.1-06	Covenants, Conditions and Restrictions Unimproved Land – Owner's Policy (Revised 04-02-12) 09/01/13
ALTA Endorsement Form 9.2-06	Covenants, Conditions and Restrictions -Improved Land – Owner's Policy (Revised 04-02-12) 09/01/13
ALTA Endorsement Form 9.3-06	Covenants, Conditions and Restrictions –Loan Policy (Revised 04-02-12) 09/01/13
ALTA Endorsement Form 9.4-06	(WITHDRAWN 09/01/2013)
ALTA Endorsement Form 9.5-06	(WITHDRAWN 09/01/2013)
ALTA Endorsement Form 9.6-06	Private Rights – Loan Policy (Revised 04-02-13) 09/01/13
ALTA Endorsement Form 9.6.1-06	Private Rights -Current Assessments -Loan Policy (Adopted 04-02-15) 12/01/15

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 9.7-06	Restrictions, Encroachments, Minerals — Land Under Development -Loan Policy Adopted 04-02-12, Technical Correction 08-01-16
ALTA Endorsement Form 9.8-06	Covenants Conditions and Restrictions – Land Under Development -Owner's Policy (Adopted 04-02-12) 09/01/13
ALTA Endorsement Form 9.9-06	Private Rights – Owner's Policy Adopted 04-02-13 09/01/13
ALTA Endorsement Form 9.10-06	Restrictions, Encroachments, Minerals – Current Violations – Loan Policy Adopted 04-02-13 Technical Correction 08-01-16
ALTA Endorsement Form 10-06	Assignment (Revised 02-03-10) 08/01/10
ALTA Endorsement Form 10.1-06	Assignment and Date Down Revised 02-03-10 08/01/10 Technical Correction 08-01-16
ALTA Endorsement Form 11-06	Mortgage Modification (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 11.1-06	Mortgage Modification With Subordination (Adopted 10-22-09) 04/01/10
ALTA Endorsement Form 11.2-06	Mortgage Modification with Additional Amount of Insurance (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 12-06	Aggregation-Loan (Revised 04-02-13) 09/01/13
ALTA Endorsement Form 12.1-06	Aggregation – State Limits- Loan (Adopted 04-02-13) 09/01/13
ALTA Endorsement Form 13-06	Leasehold-Owner's (Revised 04-02-12) 09/01/13
ALTA Endorsement Form 13.1-06	Leasehold - Loan (Revised 04-02-12) 09/01/13
ALTA Endorsement Form 14-06	Future Advance - Priority (Revised 10-22-09 04/01/10, 09/01/11)
ALTA Endorsement Form 14.1-06	Future Advance - Knowledge (Revised 10-22-09) 04/01/10, 09/01/11
ALTA Endorsement Form 14.2-06	Future Advance - Letter of Credit (Adopted 6-17-06) 03/16/07, 09/01/11
ALTA Endorsement Form 14.3-06	Future Advance - Reverse Mortgage (Revised 10-22-09) (04/01/10), (09/01/11)
ALTA Endorsement Form 15-06	Non-Imputation - Full Equity Transfer (Adopted 6/17/06)03/16/07

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 15.1-06	Non-Imputation - Additional Insured (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 15.2-06	Non-Imputation - Partial Equity Transfer (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 16-06	Mezzanine Financing (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 17-06	Access and Entry (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 17.1-06	Indirect Access and Entry (Adopted 6-17-06) 03116107
ALTA Endorsement Form 17.2-06	Utility Access (Adopted 10-16-08) 05/01/11
ALTA Endorsement Form 18-06	Single Tax Parcel (Adopted 6-17-06) 03116107
ALTA Endorsement Form 18.1-06	Multiple Tax Parcel (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 18.2-06	Multiple Tax Parcel Adopted 08-01-2016
ALTA Endorsement Form 19-06	Contiguity-Multiple Parcels (Adopted 6-17-06) 03116/07
ALTA Endorsement Form 19.1-06	Contiguity-Single Parcel (Adopted 6-17-06) 03116107
ALTA Endorsement Form 19.2-06	Contiguity – Specified Parcels (Adopted 04-02-15) 12/01/15
ALTA Endorsement Form 20-06	First Loss-Multiple Parcel Transactions (Adopted 6-17-06) 9/1/12
ALTA Endorsement Form 21-06	Creditors' Rights 08/01/08 WITHDRAWN 08/01/10
ALTA Endorsement Form 22-06	Location (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 22.1-06	Location and Map (Revised 10-16-08) 03/16/07
ALTA Endorsement Form 23-06	Co-Insurance – Single Policy (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 23.1-06	Co-Insurance – Multiple Policies Adopted 08-01-2016
ALTA Endorsement Form 24-06	Doing Business (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 25-06	Same as Survey (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 25.1-06	Same as Portion of Survey (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 26-06	Subdivision (Adopted 10-16-08) 04/01/10

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 27-06	Usury (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 28-06	Easement-Damage or Enforcement (Revised 02- 03-10) 08/01/10
ALTA Endorsement Form 28.1-06	Encroachments – Boundaries & Easements (Adopted 04-02-12) 09/01/13
ALTA Endorsement Form 28.2-06	Encroachments – Boundaries and Easements – Described Improvements (Adopted 04-02-13) 09/01/13
ALTA Endorsement Form 29-06	Interest Rate Swap Endorsement – Direct Obligation Adopted 02-03-10 Technical Correction 04-02-14, 08-01-2016
ALTA Endorsement Form 29.1-06	Interest Rate Swap Endorsement -Additional Interest Adopted 02-03-10 Technical Correction 04-02-14) 08/01/2016
ALTA Endorsement Form 29.2-06	Interest Rate Swap Endorsement-Direct Obligation -Defined Amount) Adopted 08-01-11 Technical Correction 04-02-14,08/01/2016
ALTA Endorsement Form 29.3-06	Interest Rate Swap Endorsement – Additional Interest – Defined Amount Adopted 08/01/11 Technical Correction 04-02-14, 08-01-2016
ALTA Endorsement Form 30-06	One to Four Family Shared Appreciation Mortgage Endorsement (Adopted 07-26-10) 09/01/11
ALTA Endorsement Form 30.1-06	Commercial Participation Interest (Adopted 08-01-12) 09/01/13
ALTA Endorsement Form 31-06	Severable Improvements (Adopted 2-3-11) 09/01/13
ALTA Endorsements Form 32-06	Construction Loan -Loss of Priority (Adopted 2-3-11) 04/01/14
ALTA Endorsement Form 32.1-06	Construction Loan – Loss of Priority – Direct Payment (Revised 04-02-13) 04/01/14
ALTA Endorsement Form 32.2-06	Construction Loan -Loss of Priority – Insured's Direct Payment (Revised 04-02-13) 04/01/14
ALTA Endorsement Form 33-06	Disbursement (Adopted 2-3-11) 04/01/14
ALTA Endorsement Form 34-06	Identified Risk Coverage (Adopted 08-01-11) 09/01/2013

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 35-06	Minerals and Other Subsurface Substances – Buildings Adopted 04-02-12 Technical Correction 08-01-16
ALTA Endorsement Form 35.1-06	Minerals and Other Subsurface – Improvements Adopted 04-02-12 Technical Correction 08-01-16
ALTA Endorsement Form 35.2-06	Minerals and Other Subsurface Substances – Described Improvements Adopted 04-02-12 Technical Corrections 08-01-16
ALTA Endorsement Form 35.3-06	Minerals and Other Subsurface Substances – Described Improvements Adopted 04-02-12, Technical Correction 08-01-16
ALTA Endorsement Form 36-06	Energy Project – Leasehold/Easement – Owner's (Adopted 04-02-12) 12/01/15)
ALTA Endorsement Form 36.1-06	Energy Project – Leasehold/Easement – Loan Policy (Adopted 04-02-12) 09/01/13, 12/01/15
ALTA Endorsement Form 36.2-06	Energy Project – Leasehold – Owner's Policy (Adopted 04-02-12) 09/01/2013, 12/01/15
ALTA Endorsement Form 36.3-06	Energy Project -Leasehold -Loan Policy (Adopted 04-02-12)09/01/13, 12/01/15
ALTA Endorsement Form 36.4-06	Energy Project – Covenants, Conditions and Restrictions –Land Under Development –Owner's Policy (Adopted 04-02-12) 09/01/13, 12/01/15
ALTA Endorsement Form 36.5-06	Energy Project – Covenants, Conditions and Restrictions – Land Under Development – Loan Policy (Adopted 04-02-12) 09/01/13, 12/01/15
ALTA Endorsement Form 36.6-06	Energy Project – Encroachments Adopted 04-02-2012 Technical Correction 08-01-16
ALTA Endorsement Form 36.7-06	Energy Project – Fee Estate – Owner's Policy (Adopted 12-01-14) 12/01/15
ALTA Endorsement Form 36.8-06	Energy Project -Fee Estate -Loan Policy (Adopted 12-01-14)12/01/15
ALTA Endorsement Form 37-06	Assignment of Rents or Leases (Adopted 12-03-12) 04/01/14
ALTA Endorsement Form 38-06	Mortgage Tax (Adopted 12-03-12) 04/01/14

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 40-06	Tax Credit – Owner's Policy Adopted 04-02-14
ALTA Endorsement Form 40.1-06	Tax Credit – Owner's Policy Adopted 04/02-14
ALTA Endorsement Form 41-06	Water - Buildings (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 41.1-06	Water – Improvements (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 41.2-06	Water -Described Improvements (Adopted 12-02- 13 08/04/14
ALTA Endorsement Form 41.3-06	Water -Land Under Development (Adopted 12-02- 13) 08/04/ 14
ALTA Endorsement Form 42-06	Commercial Lender Group Endorsement (Adopted 12-02-06) 08/04/14
ALTA Endorsement Form 43-06	Anti-Taint (Adopted 12-02-13) 08/04/ 14
ALTA Endorsement Form 44-06	Insured Mortgage recording – Loan (Adopted 12- 02-13) 08/04/14
ALTA Endorsement Form 45-06	Pari Passu Mortgage – Loan Policy (Adopted 12- 01-14) 12/01/15

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

LATISSO Endorsements

LATISSO 100	Collateral Mortgage Endorsement (04/01/09)
LATISSO 101	Multiple Indebtedness Mortgage Endorsement (04/01/09)
LATISSO 102	Increased Coverage Endorsement (04/01/10)
LATISSO 103	Foundation (Adopted 04/01/2011)
LATISSO 104	Co-Insurance -Single Policy Modified to Add Limited Joint & Several Liability Provision (PLH-11-6-13) (04/01/14)
LATISSO 105	Special Measure of Loss -Loan Policy Endorsement (01/01/15)
LATISSO 106	Special Measure of Loss -Owner's Policy Endorsement (01/01/15)
LATISSO 107	LA Premium Disclosure Form (07/01/16)

The descriptions and section titles located in this manual are utilized merely for convenience. Those descriptions and section titles are not part of the rule and do not alter, limit or extend the coverage provided by the policy.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION 1 GENERAL PROVISIONS AND DEFINITIONS

- GP-1. The general provisions, rules, rates and forms contained herein are in compliance with the applicable Louisiana statutes.
- GP-2. The effective date of the general provisions, rules and rates was August 1, 2008.
- GP-3. The rates set forth herein do not include any charge made for title search, title examination, closing, or escrow services performed by the Insurer or any of its attorneys or agents. Similarly, corporate operating expenses and pre-tax profit provisions are excluded. Charges made for such services are in addition to the rates and charges set forth herein.
- GP-4. Nothing herein shall be construed as indemnification against improper acts or omissions of a person with regard to escrow or settlement services.
- 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 as follows:
- a. Land, Premises or Property: Unless otherwise set forth in the policy of title insurance, 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.
 - c. Insured: The person named in the policy of title insurance, as the insured or guaranteed party, as the case may be.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

- d. Insurer: A title insurance company qualified to do business in the State of Louisiana, which company is a member or subscriber in good standing of the Louisiana Title Statistical Services Organization, 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 estates: The aggregate of the rentals payable under the primary 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 there from that part of the debt, if any, secured by personal property.
- h. Identical land: The land or any part thereof 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 have been issued the same day.
- J. Rate: The cost per unit of insurance resulting in the charge for the risk assumed.
- k. Residential Property: Property in which the owner resides or intends to reside and consists of any of the following: (i) Land improved by a one to four family residential structure with all improvements on the land related to residential use; (ii) unimproved land located within a residential subdivision; or (iii) a residential condominium unit.
- l. Original Rate. Refers to the rate charged by the Company for the risk assumed without regard to or application of any credits, discounts or reductions for reissue, refinance, simultaneous issue or other circumstances that lower such rate.

GP-8 The descriptions and section titles located in this manual are utilized merely for convenience. Those descriptions and section titles are not part of the rule and do not alter, limit or extend the coverage provided by the policy.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION 2
SCHEDULE OF RATES AND RULES FOR POLICIES

**PR-1 ORIGINAL TITLE INSURANCE RATE FOR OWNER'S OR
LEASEHOLD OWNER'S POLICY**

Owner's

An Owner's Policy is issued to the buyer of an estate or interest in land. The buyer is named as the Insured and the policy states that title is vested in the insured buyer. The policy also excepts to those defects, liens and encumbrances which in the judgment of the insurer should appear in the policy. The policy is not a report or abstract of title. Instead, the buyer is indemnified against loss or damage for matters covered by the policy and not excepted from coverage.

The insuring provisions of the policy are broad. However, their coverage is limited by the Exceptions in Schedule B, the Exclusions and by the Conditions and Stipulations contained in the policy.

An Owner's Policy, insuring an estate or interest in land, will not be issued for less than the full value of the land.

<u>Owner's and Leasehold Policies</u>		Cost Per \$1,000
Policy Amount		
Up To \$12,000		\$100.00
\$12,001	Up To \$50,000	\$5.40 per M
\$50,001	Up To \$100,000	\$4.80 per M
\$100,001	Up To \$500,000	\$4.50 per M
\$500,001	Up To \$1,000,000	\$3.60 per M
\$1,000,001	Up To \$2,000,000	\$3.00 per M
\$2,000,001	Up To \$10,000,000	\$2.70 per M
\$10,000,001	Up To \$15,000,000	\$2.40 per M
\$15,000,001	Up To \$25,000,000	\$2.10 per M
\$25,000,001	Up To \$35,000,000	\$1.80 per M
\$35,000,001 and above		\$1.50 per M

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

PR-1.1 ORIGINAL TITLE INSURANCE RATE FOR HOMEOWNER'S POLICY OF TITLE INSURANCE

The Original Rate applicable for the Homeowner's Policy of Title Insurance shall be the rate calculated under Rule PR- I (Owner's Policy) above plus ten percent (10%). This Policy can only be issued in connection with one-to-four family residential property or an individual condominium unit.

PR-2 ORIGINAL TITLE INSURANCE RATE FOR LOAN POLICIES OR LOAN POLICIES INSURING LEASEHOLD INTEREST

Lenders

A loan policy as well as a Loan policy insuring a leasehold interest insures the priority and enforceability of a lien on real estate and cannot be issued or reissued for an amount less than the full principal debt or in the case of a Loan policy insuring a leasehold for an amount less than the full principal debt or the aggregate amount of the lease payments. A policy can; however, be issued for an amount up to 120% of the principal debt to reimburse for interest, foreclosure costs, etc.

Mortgage coverage expires with the payment or satisfaction of the mortgage described in the policy, except when satisfied by foreclosure or other lawful means of acquiring title in satisfaction of the mortgage debt. A new mortgage given to renew an old mortgage debt that was originally covered by insurance is a new transaction, creating new liability, and carries the original mortgage insurance charge, regard less of whether the debt is novated or not.

Policy Amount	<u>Mortgagee Policies</u>	Cost Per \$1,000
Up To \$12,000		\$100.00
\$12,001	Up To \$50,000	\$4.20 per M
\$50,001	Up To \$100,000	\$3.60 per M
\$100,001	Up To \$500,000	\$3.30 per M
\$500,001	Up To \$1,000,000	\$2.70 per M
\$1,000,001	Up To \$2,000,000	\$2.40 per M
\$2,000,001	Up To \$15,000,000	\$2.10 per M
\$15,000,001	Up To \$25,000,000	\$1.80 per M
\$25,000,001	Up To \$35,000,000	\$1.50 per M
\$35,000,001 and above		\$1.20 per M

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

PR-2.1 ORIGINAL TITLE INSURANCE RATE FOR EXPANDED COVERAGE RESIDENTIAL LOAN POLICY (Short or Long)

This Policy can only be issued in connection with one-to-four family residential property or an individual condominium unit. The Original Rate applicable for the Expanded Coverage Residential Loan Policy, issued in either standard or short form, shall be calculated at 110% of the premium under Rule PR-2 (Loan Policy) above, plus the premium for any endorsement(s) added separately or incorporated in the policy at the applicable rate for such endorsement(s).

PR-3 COMMITMENT

This is a contract to issue the proposed insured a policy subject to certain terms and requirements. It is not an opinion or report of title. The commitment is effective for a period of six months, but may be extended from time to time for a period not to exceed eighteen months. No further extension may thereafter be granted without the consent of the Louisiana Department of Insurance. There is no charge for issuance of a Commitment.

PR-4 SIMULTANEOUS ISSUANCE OF OWNER'S AND LOAN POLICIES

When simultaneous issue of Owner's and Loan Policies covering identical land are issued, the combined rate for the simultaneously issued policies shall be the applicable Owner's Rate plus \$100 for each Standard Loan Policy issued, and \$125 for each Expanded Coverage Residential Loan Policy issued, provided that the applicable Loan Policy (or if more than one Loan Policy is issued, then the aggregate amount of the Loan Policies) does not insure in an amount in excess of the Owner's Policy.

When the amount of coverage of an existing Owner's Policy is increased with the simultaneous issue of a new loan policy covering identical land, the combined rate for the simultaneous increase in owner's coverage and issuance of the loan policy shall be the applicable Owner's Rate for the increase in owner's coverage plus \$100 for each Standard Loan Policy issued, and \$125 for each Expanded Coverage Residential Loan Policy issued, provided that the applicable Loan Policy (or if more than one Loan Policy is issued, then the aggregate amount of the Loan Policies) does not insure in an amount in excess of the simultaneous increase to the Owner's Policy.

In both cases, when the total of the insurance for the Loan Policy or Policies exceeds the new or increased insurance of the Owner's Policy, the rate for such excess shall be the Original Rate for the applicable Loan Policy in the applicable bracket or brackets for such excess amount. To qualify for simultaneous issuance rate, the mortgagor in the mortgage, the lien of which is insured by the Loan Policy, must be one and the same legal entity as the owner insured by the Owner's Policy.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

For the sole purpose of complying with the rules and regulations of the Consumer Financial Protection Bureau (CFPB), it shall be permissible for the disclosure of the premiums for the Owner's policy and the Loan policy, to be in accordance with those rules and regulations, as long as the LATISSO 107 – Simultaneous Premium Disclosure Form is completed and executed, reflecting the appropriate calculation of the Simultaneous Premium in accordance with the within Rate Rule PR-4.

PR- 5 RESIDENTIAL LIMITED COVERAGE MORTGAGE MODIFICATION POLICY

Subject to the exclusions from coverage and the conditions, and provided that the Land is a one-to-four family residence or a condominium unit, this policy insures against loss or damage not exceeding the Amount of Insurance by reason of the invalidity or unenforceability of a lien of the Insured's Mortgage upon the Title at Date of Policy as a result of the Modification; and the loss of priority of the lien of the Insured's Mortgage, at Date of Policy, over any defects in or liens or encumbrances on the title as a result of the Modification

The premium for this Policy is \$0.50 per thousand of the unpaid balance of the mortgage with a minimum premium of \$125.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION 3

CLOSING PROTECTION COVERAGE

SCHEDULE OF RATES AND RULES FOR CLOSING SERVICES INSURANCE

Rate applicable to closing services insurance, on a per transaction basis is \$25.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION 4

SCHEDULE OF RATES AND RULES FOR ENDORSEMENTS

(The following rates and rules apply to the ALTA 1996 and 2006 endorsements.)
The Charge for an endorsement set forth in this Manual shall be made each time an endorsement is attached to a policy regardless of the number of policies issued in a particular transaction.

ER-1 STREET ASSESSMENTS ENDORSEMENT (ALTA FORM 1)

This endorsement insures the insured mortgagee under a Loan Policy that there are no street improvements under construction or completed which at the date of the issuance of the policy have resulted in a lien that is prior or at a later date may be prior to the lien of the insured mortgage.

The Rate for this endorsement coverage shall be 5% of the Original Rate with a minimum of \$30 and a maximum of \$100.

ER-2 TRUTH IN LENDING ENDORSEMENT (ALTA FORM 2)

Form Withdrawn

ER-3 ZONING ENDORSEMENT (Applicable to Residential Transactions) (ALTA FORM 3)

This endorsement may be issued in connection with a Loan Policy or Owner's Policy and insures the insured against an adverse final court decree which prohibits the use or uses specified in the endorsement as allowed under the applicable zoning ordinances.

The Rate for this endorsement is 10% of the Original Rate with a minimum charge of \$50.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-3(C) ZONING ENDORSEMENT (Applicable to Commercial Transactions) (ALTA FORM 3)

This endorsement may be issued in connection with a Commercial Loan Policy or Owner's Policy and insures the insured against an adverse final court decree which prohibits the use or uses specified in the endorsement as allowed under the applicable zoning ordinances.

The Rate for this endorsement is 15% of the Original Rate with a minimum charge of \$50.

ER-3.1 ZONING-COMPLETED STRUCTURE ENDORSEMENT (ALTA FORM 3.1)

This endorsement provides the insured under a Loan Policy or Owner's Policy the identical coverage as provided in the Zoning Endorsement and, in addition, provides coverage against forced removal or alteration of any structure because of a final court order finding that the applicable zoning ordinances have been violated with respect to: (i) area, width or depth of land as a building site; (ii) floor space area; (iii) building setback; (iv) height of the structure or (v) number of parking spaces.

The Rate for this endorsement is 10% of the Original Rate with a minimum charge of \$50.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-3.1(C) ZONING – COMPLETED STRUCTURE ENDORSEMENT (Applicable to Commercial Transactions) (ALTA FORM 3.1)

This Endorsement provides the insured under a Commercial Loan Policy or Owner's Policy the identical coverage as provided in the Zoning Endorsement and, in addition, provides coverage against forced removal or alteration of any structure because of a final court order finding that the applicable zoning ordinances have been violated with respect to: (i) area, width or depth of land as a building site; (ii) floor space area; (iii) building setback; (iv) height of the structure or (v) number of parking spaces.

The Rate for this endorsement is 15% of the Original Rate with a minimum charge of \$50.

ER-3.2 Zoning-Land Under Development

This endorsement may only be issued in connection with a Commercial transaction and insures the insured against an adverse final court decree which prohibits the use or uses specified in the endorsement as allowed under the applicable zoning ordinances.

The Rate for this endorsement is 20% of the Original Rate with a minimum premium of \$250.

ER-4 CONDOMINIUM ENDORSEMENT -LOAN POLICY (ALTA FORM 4)

This endorsement insures the insured under a Loan Policy against a number of risks with respect to the condominium regime and documentation when attached to a policy in which the insured land is a condominium unit together with its percentage interest in the common area.

The Rate for this endorsement is \$50.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-4.1 CONDOMINIUM ENDORSEMENT – OWNER'S POLICY or LOAN POLICY (ALTA FORM 4.1)

This endorsement insures the insured under an Owner's or Loan Policy against a number of risks with respect to the condominium regime and documentation when attached to a policy in which the insured land is a condominium unit together with its percentage interest in the common area.

The Rate for this endorsement is \$50.

ER-5 PLANNED UNIT DEVELOPMENT ENDORSEMENT (ALTA FORM 5)

This endorsement affords multiple forms of coverage to an insured under a Loan Policy when attached to a policy in which the insured land is a Planned Unit Development.

The Rate for this endorsement is \$50.

ER-5.1 PLANNED UNIT DEVELOPMENT ENDORSEMENT – OWNER'S or LOAN POLICY (ALTA FORM 5.1)

This endorsement affords multiple forms of coverage to an insured under an Owner's or Loan Policy when attached to a policy in which the insured land is a Planned Unit Development.

The Rate for this endorsement is \$50.

ER-6 VARIABLE RATE MORTGAGE ENDORSEMENT (ALTA FORM 6)

The variable rate mortgage endorsement may be issued in connection with a Loan Policy of title insurance that insures a variable rate mortgage.

The Rate for this endorsement is \$50.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-6.1 VARIABLE RATE ENDORSEMENT -REGULATION (ALTA FORM 6.1)

The variable rate mortgage endorsement may be issued in connection with a Loan Policy of title insurance where it is necessary for the lender to comply with certain statutes or regulations concerning variable rate mortgages.

The Rate for this endorsement is \$75.

ER-6.2 VARIABLE RATE ENDORSEMENT-NEGATIVE AMORTIZATION (ALTA FORM 6.2)

The variable rate mortgage negative amortization endorsement may be issued in connection with a Loan Policy of title insurance that insures a variable rate mortgage securing a loan in which the unpaid principal balance increases as the result of the addition of unpaid interest.

The Rate for this endorsement is \$50.

ER-7 MANUFACTURED HOUSING UNIT ENDORSEMENT (ALTA FORM 7)

The manufactured housing unit endorsement may be issued in connection with an Owner's or Loan Policy of title insurance where the land described in the policy is improved with a manufactured housing unit.

The Rate for this endorsement is \$50.

ER-7.1 MANUFACTURED HOUSING -CONVERSION, LOAN POLICY (ALTA FORM 7.1)

This manufactured housing unit endorsement may be issued in connection with a Loan Policy of title insurance where the land described in the policy is improved with a manufactured housing unit, and provides affirmative coverage as to the location of the unit on the land; the ownership of both the unit and land; the absence of personal property liens on the unit; and further insures the enforceability of the mortgage against the land in a single foreclosure proceeding.

The Rate for the endorsement is \$50.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-7.2 MANUFACTURED HOUSING - CONVERSION, OWNER'S POLICY (ALTA FORM 7.2)

This manufactured housing unit endorsement may be issued in connection with an Owner's Policy of title insurance where the land described in the policy is improved with a manufactured housing unit, and provides affirmative coverage as to the location of the unit on the land; the ownership of both the unit and land; and the absence of personal property liens on the unit.

The Rate for the endorsement is \$50.

ER-8.1 ENVIRONMENTAL PROTECTION ENDORSEMENT (ALTA FORM 8.1)

This endorsement may be issued only in connection with loan policies issued on residential property and insures the priority of the mortgage lien against existing or subsequently recorded federal or state environmental protection liens, except with respect to environmental protection provided for by certain statutes identified in the endorsement.

The Rate for this endorsement is \$50.

ER-8.2 Commercial Environmental Protection Lien (ALTA FORM 8.2)

This endorsement may be issued only in connection with Loan policies issued on commercial property to insure the priority of the mortgage lien against existing or subsequently recorded federal or state environmental protection liens, except with respect to environmental protection provided for by certain statutes identified in the endorsement.

The Rate for this endorsement is \$100.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-9 RESTRICTIONS, ENCROACHMENTS, MINERALS, LOAN POLICY (ALTA FORM 9)

This endorsement offers the insured under a Loan Policy a variety of additional affirmative coverages including, but not limited to, insurance that there are no covenants, conditions or restrictions under which the lien of the mortgage can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired; insurance against present violations of covenants, conditions or restrictions; and insurance against damage to existing improvements and including lawn, shrubbery or trees.

The Rate for this endorsement is 10% of the Original Rate with a minimum premium of \$150.

ER-9.1 COVENANTS, CONDITIONS AND RESTRICTIONS - UNIMPROVED LAND - OWNER'S POLICY (ALTA FORM 9.1-06)

This endorsement offers the insured under an Owner's Policy insuring unimproved land a variety of additional affirmative coverages including, but not limited to, insurance that there are no present violations on the land of covenants or restrictions; insurance that there are no notices of environmental violation recorded.

The Rate for this endorsement is 15% of the Original Rate with a minimum premium of \$150.

ER-9.2 COVENANTS, CONDITIONS AND RESTRICTIONS - IMPROVED LAND - OWNER'S POLICY (ALTA FORM 9.2-06)

This endorsement offers the insured under an Owner's Policy insuring improved land a variety of additional affirmative coverages including, but not limited to, insurance that there are no present violations on the land of covenants, conditions, restrictions or building setback requirements; and that there are no notices of environmental violation recorded.

The Rate for this endorsement is 15% of the Original Rate with a minimum premium of \$150.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-9.3 COVENANTS, CONDITIONS AND RESTRICTIONS -LOAN POLICY (ALTA FORM 9.3-06)

This endorsement offers the insured under a Loan Policy a variety of additional affirmative coverages including, but not limited to, insurance that there are no covenants, conditions or restrictions under which the lien of the mortgage can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired; insurance against present violations of covenants, conditions or restrictions; and insurance against encroachments and against damage to existing improvements, including lawn, shrubbery or trees, which encroach upon building setback lines.

The Rate for this endorsement is 10% of the Original Rate with a minimum premium of \$150.

ER-9.4 RESTRICTIONS, ENCROACHMENTS, MINERALS, OWNER'S POLICY, UNIMPROVED LAND (ALTA FORM 9.4)

WITHDRAWN (09/01/2013)

ER-9.5 RESTRICTIONS, ENCROACHMENTS, MINERALS, OWNER'S POLICY, IMPROVED LAND (ALTA FORM 9.5)

WITHDRAWN (09/01/2013)

ER-9.6 PRIVATE RIGHTS -LOAN POLICY (ALTA FORM 9.6-06)

This endorsement, subject to its terms and conditions, insures the insured under a Loan Policy against loss or damage due to the enforcement of a "Private Right" in a covenant that results in the invalidity, unenforceability or lack of priority of the lien of the insured mortgage, or, that causes a loss of the insured's title acquired in satisfaction or partial satisfaction of the indebtedness. "Private Rights" is defined as (i) a private charge or assessment; (ii) an option to purchase; (iii) a right of first refusal; or (iv) a right of prior approval of a future purchaser or occupant.

The Rate for this endorsement is 10% of the Original Rate, or any fractions thereof, of the Policy amount. The minimum premium is \$150.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-9.6.1 Private Rights – Current Assessments -Loan Policy (ALTA FORM 9.6.1)

This endorsement, subject to its terms and conditions, insures the insured under a Loan Policy against loss or damage due to the enforcement of a "Private Right" in a covenant that results in the invalidity, unenforceability or lack of priority of the lien of the insured mortgage, or, that causes a loss of the insured's title acquired in satisfaction or partial satisfaction of the indebtedness. "Private Rights" is defined as (i) a private charge or assessment due and payable at Date of Policy; (ii) an option to purchase; (iii) a right of first refusal; or (iv) a right of prior approval of a future purchaser or occupant.

The Rate for this endorsement is 10% of the Original Rate, or any fractions thereof, of the Policy amount. The minimum premium is \$150.

ER-9.7 RESTRICTIONS, ENCROACHMENTS, MINERALS -LAND UNDER DEVELOPMENT -LOAN POLICY (ALTA FORM 9.7-06)

This endorsement, subject to its terms and conditions, provides the insured under a Loan Policy a variety of additional affirmative coverages including, but not limited to, insurance that there are no covenants, conditions or restrictions under which the lien of the mortgage can be divested, subordinated or extinguished, or its validity, priority or enforceability impaired; insurance against present violations of covenants, conditions or restrictions; and insurance against encroachments of existing improvements located on the Land or a Future Improvement (built in accordance with identified plans) and against damage to existing improvements located on the Land or a Future Improvement resulting from the future exercise of a right to use the surface of the Land for the extraction or development of minerals.

The Rate for this endorsement is 20% of the Original Rate, or fraction thereof, with a minimum premium of \$150

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-9.8 COVENANTS, CONDITIONS AND RESTRICTIONS -LAND UNDER DEVELOPMENT -OWNER'S POLICY (ALTA 9.8-06)

This endorsement, subject to its terms and conditions, insures the insured under an Owner's Policy against loss or damage by reason of a violation of an enforceable covenant by an Improvement on the Land or by a Future Improvement (built in accordance with identified plans), unless an exception in Schedule B identifies the violation; enforced removal of an Improvement located on the Land or a Future Improvement (built in accordance with identified plans) as a result of a violation of a building setback line, unless the violation is shown as an exception in Schedule B; and a notice of a violation of an enforceable covenant relating to environmental protection describing any part of the Land.

The Rate for this endorsement is 20% of the Original Rate, or any fraction thereof, of the policy amount with a minimum premium of \$150.

ER-9.9 PRIVATE RIGHTS -OWNER'S POLICY (ALTA FORM 9.9-06)

This endorsement, subject to its terms and conditions, insures the insured under an Owner's Policy against loss or damage due to the enforcement of a "Private Right" in a covenant that causes a Loss of the insured's title. "Private Rights" is defined as (i) a private charge or assessment; (ii) an option to purchase; (iii) a right of first refusal; or (iv) a right of prior approval of a future purchaser or occupant.

The Rate for this endorsement is 12.5% of the Original Rate, or any fractions thereof, of the Policy amount. The minimum premium is \$175.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-9.10 Restrictions, Encroachments, Minerals -Current Violations -Loan Policy (ALTA FORM 9.10)

This endorsement, subject to its terms and conditions, insures the insured under a Loan Policy against loss or damage sustained by reason of an encroachment of an Improvement located on the Land, at Date of Policy, onto adjoining land or onto that portion of the Land subject to an easement; or an Improvement located on adjoining land onto the Land at Date of Policy.

The Rate for this endorsement is 10% of the Original Rate, or any fractions thereof of the Policy amount. The minimum premium is \$150.

ER-10 ASSIGNMENT ENDORSEMENT (ALTA FORM 10)

This endorsement insures the named assignee of a mortgage insured under a Loan Policy against loss or damage resulting from (i) the failure of the referenced assignment to vest title of the insured mortgage in the insured assignee, or (ii) any modification or release recorded prior to date of endorsement.

The Rate for this endorsement is \$50.

ER-10.1 ASSIGNMENT AND DATE DOWN ENDORSEMENT (ALTA 10.1)

This endorsement insures the named assignee of a mortgage insured by a Loan Policy but also insures against certain matters recorded between the date of policy and the date of endorsement.

The Rate for this endorsement is \$100.

ER-11 MORTGAGE MODIFICATION ENDORSEMENT (ALTA FORM 11)

This endorsement insures the insured under a Loan Policy against loss or damage, as defined in the endorsement, arising from the invalidity of a lien of the insured mortgage resulting from modification of the insured mortgage.

The Rate for this endorsement is \$0.50 per thousand of the unpaid balance of the mortgage with a minimum of \$125.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-11.1 MORTGAGE MODIFICATION WITH SUBORDINATION (ALTA FORM 11.1)

This endorsement is designed for issuance in connection with a loan policy when an intervening lien is subordinated by agreement to the insured mortgage in connection with the modification of the insured mortgage.

The Rate for this endorsement is \$0.50 per thousand of the unpaid balance of the mortgage with a minimum of \$125.

ER-11.2 MORTGAGE MODIFICATION WITH ADDITIONAL AMOUNT OF INSURANCE (ALTA Form 11.2-06, Adopted 12-02-13)

This endorsement, subject to its terms, conditions and exclusions, insures the Insured under a Loan Policy against loss or damage arising from the invalidity or unenforceability of the lien of the insured mortgage resulting from the modification of the insured mortgage, the lack of priority of the insured mortgage at the date of the endorsement, and from specified matters, set forth in paragraph 3.c. of the endorsement not being subordinate to the lien of the insured mortgage. In addition, this endorsement has a provision whereby the Amount of Insurance may be increased to a certain amount to be stated therein. The endorsement is used to reflect an increase in the amount of the mortgage.

The Rate for this endorsement is fifty cents (\$0.50) per thousand on the unpaid principal balance prior to the increase in coverage plus the premium associated with the increase from the Amount of Insurance as shown in Schedule.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

Example: An existing mortgage loan covered by a Loan Policy is being modified to, among other matters, increase the amount of the mortgage loan from \$2,500,000 to \$3,500,000. The outstanding balance of the loan at the time of modification is \$2,400,000. The Amount of Insurance stated on the current Loan Policy is the original amount of the mortgage loan, \$2,500,000.

The premium for the ALTA 11.2 presented in this example is calculated as follows:

Outstanding balance of loan	$\$2,400,000 + \$1,000 = \$2,400 \times \$0.50 = \$1,200.00$
Increase in Amount of Insurance	$\$1,000,000 \div \$1,000 = \$1,000 \times \$2.10 = 2,100.00$
Total premium	\$3,300.00

ER-12 AGGREGATION ENDORSEMENT (ALTA FORM 12)

This endorsement amends the conditions and stipulations of the Loan Policy to provide that the amount of insurance available to cover liability for loss or damage under the policy shall be the aggregate of the amount of insurance under the policy and any other policy identified in the endorsement, subject to a maximum stated amount.

The Rate for this endorsement is \$0.15 per thousand of the amount of the policy endorsed with a minimum of \$75.

ER-12.1 AGGREGATION – STATE LIMITS – LOAN (ALTA FORM 12.1-06)

This endorsement amends the conditions and stipulations of the Loan Policy to provide that the amount of insurance available to cover liability for loss or damage under this policy at the time of payment of loss shall be the aggregate amount of insurance defined in Section 3.a. of this endorsement; or, if the Land is located in one of the states identified in subsection 3.b., then the aggregate amount of insurance is restricted to the amount shown in 3.b.

The Rate for this endorsement is \$0.15 per thousand of the amount of the policy endorsed with a minimum of \$75

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-13 LEASEHOLD ENDORSEMENT - OWNER'S (ALTA FORM 13)

This endorsement modifies and supplements the conditions and stipulations of the Owner's Policy when the estate insured is a leasehold estate.

No additional Rate is applicable over and above the applicable Company premium for the Owner's Policy.

ER-13.1 LEASEHOLD ENDORSEMENT - LENDER'S (ALTA FORM 13.1)

This endorsement modifies and supplements the conditions and stipulations of the Loan Policy when the security covered by the insured mortgage is a leasehold estate.

No additional Rate is applicable over and above the applicable premiums for the Loan Policy.

ER-14 FUTURE ADVANCE - PRIORITY (ALTA FORM 14)

This endorsement provides coverage to a lender for loss the lender might sustain in the event a future advance does not have the same priority as the original mortgage as though the advance had been made at the time the mortgage was made. It also covers the lender's loss if each advance does not create a valid and enforceable lien on the title secured by the insured mortgage and the lender's loss sustained resulting from invalidity or unenforceability of the insured mortgage because of re-advance and repayments of the mortgage, lack of an outstanding indebtedness before any advance, and failure of the lender to comply with the requirements of state law to secure the advances. It also includes ALTA Form 6 endorsement coverage.

The Rate for this endorsement is \$100.

ER-14.1 FUTURE ADVANCE - KNOWLEDGE (ALTA FORM 14.1)

This endorsement is similar to the Form 14 endorsement but is available for Joans under which the loan documents provide that the lender has the option of not making an advance for any reason. The coverage is identical to the Form 14 except that there is an additional exclusion from coverage for Joss due to intervening liens of which the lender has actual knowledge at the time of making an advance.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

The Rate for this endorsement is \$100.

ER-14.2 FUTURE ADVANCE - LETTER OF CREDIT (ALTA FORM 14.2)

This endorsement is similar to the Form 14 endorsement but is appropriate to be used when the insured mortgage secures repayment of future advances made under a letter of credit, surety agreement (bond), or reimbursement agreement.

The Rate for this endorsement is \$100.

ER-14.3 FUTURE ADVANCE - REVERSE MORTGAGE (ALTA FORM 14.3)

This endorsement insures against (1) invalidity or unenforceability of the insured reverse mortgage as security for Advances; (2) lack of priority of the lien of the insured reverse mortgage as security for Advances; and (3) invalidity or unenforceability of the reverse mortgage because of Re-Advances and repayments, lack of outstanding debt before an Advance, and failure to comply with legal requirements for Advances; (4) failure of the insured mortgage to state the term for Advances; (5) failure of the insured reverse mortgage to state the maximum amount secured by the insured mortgage; (6) failure of the mortgagors to be at least 62 years old at Date of Policy; (7) invalidity or unenforceability of the insured mortgage because of adjustment of interest or addition of interest to principal; and (8) loss of priority of the insured mortgage caused by adjustment of interest rates and addition of interest to principal. For purposes of the endorsement, interest includes lawful interest based on net appreciation.

This endorsement contains exclusions from coverage (similar to those in ALTA Endorsement 14 and 14.1): advances after a bankruptcy, real estate taxes and assessments, federal tax liens filed more than 45 days before the advance, federal or state environmental protection liens, and usury or consumer credit protection or truth in lending law.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

This endorsement is designed for issuance only for a reverse mortgage. Reverse mortgage loans are made to persons, generally one of whom is at least 62. Payments are not due until they die or leave the property. The most common reverse mortgage program is the HUD Home Equity Conversion Mortgage program (HECM) (which contemplates two mortgages – one for the lender and a subordinate mortgage for HUD). Fannie Mae does purchase some separate reverse mortgages under the Home Keeper® program.

The Rate for this endorsement is \$100.

ER-15 NON-IMPUTATION - FULL EQUITY TRANSFER (ALTA FORM 15)

This endorsement may be issued in connection with a new Owner's Policy that insures title in the existing entity that owns the land but said owning entity is losing all of its partners, members, or shareholders (prior equity holders) and gaining new equity holders in a full equity transfer of the entity. This endorsement puts the incoming equity holders in a similar position to a bona fide purchaser without knowledge of any prior unknown acts of the entity or knowledge of its prior equity holders which may affect title by providing that such prior acts or knowledge will not be imputed to the insured entity.

The Rate for this endorsement is 15% of the Original Rate for Owner's Policies, for the policy to which it is attached and is in addition to the policy rate. Minimum premium is \$150.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-15.1 NON-IMPUTATION - ADDITIONAL INSURED (ALTA FORM 15.1)

This endorsement may be issued to an existing Owner's Policy insuring title in both the owning entity and a new partner, member or shareholder (new equity holders) of the insured entity which new equity holder may be added as an insured under the existing Owner's Policy. Under this endorsement, existing knowledge, acts, or inaction of the entity and its other partners, members, or shareholders (existing equity holder(s)), up to the date of the policy, that may affect title and have not been disclosed to the new equity holder(s) will not be imputed to the new equity holder(s) as additional insureds.

The Rate for this endorsement is 15% of the Original Rate for Owner's Policies, for the policy to which it is attached and is in addition to the policy rate. Minimum premium is \$150.

ER-15.2 PARTIAL EQUITY TRANSFER (ALTA FORM 15.2)

This endorsement may be issued with a new Owner's Policy in a transaction where an incoming partner, member, or shareholder (new equity holder) is purchasing an equity interest in the entity that holds title to the land and the new equity holder is requesting its own Owner's Policy which excludes liability for the undisclosed pre-existing knowledge, acts or inaction of the entity and its other partners, members, or shareholders.

The Rate for this endorsement is 15% of the Original Rate for Owner's Policies, for the policy to which it is attached and is in addition to the policy rate. Minimum premium is \$150.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-16 MEZZANINE FINANCING (ALTA FORM 16)

This endorsement may be issued to either an existing Owner's Policy or a new Owner's Policy showing title vested in an entity and naming that entity as insured in a transaction in which there is also a mezzanine loan being made to the partners, members, or shareholders (equity holders) of the owning entity secured by a pledge of the equity holder's interest in the entity. This endorsement assigns to the mezzanine lender the right to receive payments otherwise payable to the insured under the policy.

The Rate for this endorsement is 15% of the Original Rate for Owner's Policies, for the policy to which it is attached and is in addition to the policy rate. Minimum premium is \$250.

ER-17 ACCESS AND ENTRY -DIRECT (ALTA FORM 17)

This endorsement to an Owner's or Loan Policy provides coverage for loss or damage if the insured Jacks both actual vehicular and pedestrian access to and from a specifically identified street or road, if the street is not physically open and publicly maintained or if the insured has no right to use the existing curb cuts or entries off of the street or road onto the land.

The Rate for this endorsement is \$150.

ER-17.1 ACCESS AND ENTRY -INDIRECT (ALTA FORM 17.1)

This endorsement provides the same coverages to Owner's or Lenders as the ALTA Form 17 but is intended to be used when access is provided by virtue of a specifically identified appurtenant easement.

The Rate for this endorsement is \$250.

ER-17.2 UTILITY ACCESS (ALTA FORM 17.2)

This endorsement to an Owner's or Loan Policy provides coverage for loss or damage if the insured Jacks the right of access to various specifically selected utilities or services either over, under or upon rights of way or easements for the benefit of the Land.

The Rate for this endorsement is \$250.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-18 SINGLE TAX PARCEL (ALTA FORM 18)

This endorsement can be issued with an Owner's Policy or Loan Policy and insures that the land specifically identified in the policy is a single and separate tax parcel and not part of a larger parcel of land.

The Rate for this endorsement is \$75.

ER-18.1 MULTIPLE TAX PARCELS (ALTA FORM 18.1)

This endorsement provides similar coverage to the ALTA Form 18 in connection with multiple tax parcels included within the legal description of the land. This endorsement protects the insured against loss if the land specifically identified is not assessed for real estate tax purposes under the tax identification numbers listed in the endorsement or if those tax numbers include any other land other than what is identified.

The Rate for this endorsement is \$75.00.

ER-18.2 MULTIPLE TAX PARCELS (ALTA FORM 18.2)

This endorsement is similar to the ALTA 18.1 endorsement except it does not insure against loss or damage by reason of an easement, if any, described in Schedule A being cut off or disturbed by the nonpayment of real estate taxes assessed against the servient estate.

The rate for this endorsement is \$50.

ER-19 CONTIGUITY - MULTIPLE PARCELS (ALTA FORM 19)

This endorsement may be issued with an Owner's Policy or Loan Policy and insures against loss or damage if the boundaries to multiple parcels described in the endorsement are not contiguous as described or if there are any strips, gaps or gores separating the contiguous boundaries described in the endorsement.

The Rate for this endorsement is \$100.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-19.1 CONTIGUITY -SINGLE PARCEL (ALTA FORM 19.1)

This endorsement is similar to the ALTA Form 19 but it is issued when there is only a single parcel described in the policy, which parcel, however, is contiguous to some other land described in the endorsement but not insured in the policy.

The Rate for this endorsement is \$135.

ER-19.2 Contiguity -Specified Parcels (ALTA FORM 19.2)

This endorsement is similar to the ALTA Form 19 and insures against loss or damage sustained by the Insured by reason of there being any gaps, strips, or gores lying within or between specified parcels as depicted in a referenced survey.

The Rate for this endorsement is \$135.

ER-20 FIRST LOSS (ALTA 20)

This endorsement may be issued in connection with a Loan Policy and provides that, in the event of a loss insured against under the policy, the insurer's liability shall be determined without requiring the maturity of the entire indebtedness and without requiring the insured to pursue its remedies against any additional property securing the indebtedness.

The Rate for this endorsement is 15% of the Original Rate with a minimum premium of \$250.

ER-21 CREDITOR'S RIGHTS WITHDRAWN 08/01/10 (ALTA FORM 21)

ER-22 LOCATION ENDORSEMENT (ALTA FORM 22)

This endorsement insures the insured against loss or damage sustained by reason of the failure of an improvement identified with a street address to be located on the land described in the policy as of the date of the policy.

The Rate for this endorsement is \$150.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-22.1 LOCATION and MAP ENDORSEMENT (ALTA FORM 22.1)

This endorsement insures the insured against loss or damage sustained by reason of the failure of an improvement identified with a street address to be located on the land described in the policy as of the date of the policy, and as delineated on a survey, as attached to the endorsement.

The Rate for this endorsement is \$250.

ER-23 CO-INSURANCE - SINGLE POLICY (ALTA FORM 23)

This endorsement, at the insured's request, apportions the liability under the policy among multiple insurers.

Each Co-Insurer shall receive its proportional share of the single policy premium of the Issuing Co-Insurer, and shall be liable to the Insured under the Co-insurance Policy only for the total of the loss and costs multiplied by its Proportion of Liability.

ER-23.1 CO-INSURANCE - MULTIPLE POLICIES (ALTA FORM 23.1)

In transactions where the total liability under multiple policies is assumed by two or more co-insurers, with the liability being divided between or among the co-insurers from the first dollar, the rate applicable to the liability assumed by each co-insurer shall be the applicable rate computed as though each co-insurer were the primary insurer from the first dollar of its liability. There is no additional premium for the endorsement.

If the Co-Insurance Policy is aggregated with other policy liability of the Issuing Co-Insurer using either an ALTA 12-06 or an ALTA 12.1-06 endorsement, then the premium under ER-12 or ER-12.1, as the case may be, must be charged.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-24 DOING BUSINESS (ALTA FORM 24)

This endorsement may be issued in connection with a Loan Policy insuring a Lender against loss or damage sustained by reason of the invalidity or unenforceability of the lien of the Insured Mortgage on the ground that making the loan secured by the Insured Mortgage constituted a violation of the "doing – business" laws of the State of Louisiana because of the failure of the Insured to qualify to do business under those laws.

The Rate for this endorsement is \$250.

ER-25 SAME AS SURVEY (ALTA FORM 25)

This endorsement may be used in connection with an Owner's or Loan Policy and insures the Insured against loss or damage sustained by reason of the failure of the Land described in the policy to be the same as that delineated on the survey identified by reference in the endorsement.

The Rate for this endorsement is \$100.

ER-25.1 SAME AS PORTION OF SURVEY (ALTA FORM 25.1)

This endorsement may be used in connection with an Owner's or Loan Policy and insures the Insured against loss or damage sustained by reason of the failure of the Land described in the policy to be the same as that specified portion of Land delineated on the survey identified by reference in the endorsement.

The Rate for this endorsement is \$100.

ER-26 SUBDIVISION (ALTA FORM 26)

This endorsement may be used in connection with an Owner's or Loan Policy and insures the Insured that the Land described in the Policy constitutes a lawfully created parcel pursuant to subdivision statutes and local subdivision ordinances applicable to the Land.

The Rate for this endorsement is \$50.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-27 USURY (ALTA FORM 27)

This endorsement may be issued in connection with a Loan Policy and provides the Insured with protection against loss or damage by reason of the invalidity or unenforceability of the lien of the Insured Mortgage as a result of a final judicial determination that the loan secured by the insured mortgage is usurious.

The Rate for this endorsement is \$50.

ER-28 EASEMENT -DAMAGE OR ENFORCEMENT (ALTA FORM 28-06)

This endorsement may be issued in connection with a Loan Policy and provides the Insured against loss in the event that a specific easement holder causes damage to an existing building or shall compel the removal of any portion of an improvement on the Land which encroaches upon said easement. This endorsement is usually requested by a Lender when an encroachment over an easement is discovered.

The Rate for this endorsement is \$50 per encroachment endorsed.

ER-28.1 ENCROACHMENTS -BOUNDARIES AND EASEMENTS (ALTA FORM 28.1-06)

This endorsement to an Owner's Policy or a Loan Policy, subject to its terms and conditions, insures the insured against loss or damage sustained by reason of an encroachment of any improvement located on the Land onto adjoining land or onto that portion of the Land subject to an easement; an encroachment of any improvement located on adjoining land onto the Land; enforced removal of any improvement located on the Land as a result of an encroachment of the improvement into any portion of the Land subject to an easement; and enforced removal of any improvement located on the Land encroaching onto adjoining land.

The Rate for this endorsement is \$250 for an Owner's Policy or \$150 for a Loan Policy per encroachment endorsed.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-28.2 ENCROACHMENTS -BOUNDARIES AND EASEMENTS - DESCRIBED IMPROVEMENTS (ALTA FORM 28.2-06)

This endorsement, subject to its terms and conditions, provides affirmative indemnification to an Insured as to any loss or damage because of encroachments of Improvements located on the Land described in the policy onto adjoining land or from adjoining land onto the Land; and because of the enforced removal of an Improvement located on the Land, which encroaches upon any easement affecting any portion of the Land or encroaches onto adjoining land, unless a Schedule B exception identifies the encroachment. The term "Improvement" , as used in the endorsement, refers to those improvements specifically itemized in paragraph number 2. of the endorsement.

The Rate for this endorsement is \$500 for an Owner's Policy or \$300 for a Loan Policy per encroachment endorsed.

ER-29 INTEREST RATE SWAP ENDORSEMENT-DIRECT OBLIGATION (ALTA FORM 29-06)

This endorsement to a Loan policy, subject to the provisions stated in the endorsement, insures against loss by reason of the invalidity, unenforceability , or lack of priority of the lien of the Insured Mortgage as security for the Swap Obligation at Date of Endorsement.

The Rate for this endorsement, if issued at the Date of Policy, is ten percent (10%) of the Original Rate. **If** this endorsement is issued subsequent to the Date of Policy, the rate is fifteen percent (15%) of the Original Rate. The minimum premium for this endorsement is \$500.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-29.1 29.1 INTEREST RATE SWAP ENDORSEMENT ADDITIONAL INTEREST (ALTA FORM 29.1-06)

This endorsement to a Loan policy, subject to the provisions stated in the endorsement, insures against loss by reason of the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage as security for the Swap Obligation at Date of Endorsement where the Swap Obligation requires payment of additional interest as defined in said Swap Obligation.

The Rate for this endorsement, if issued at the Date of Policy, is ten percent (10%) of the Original Rate. If this endorsement is issued subsequent to the Date of Policy, the rate is fifteen percent (15%) of the Original Rate. The minimum premium for this endorsement is \$500.

ER-29.2 INTEREST RATE SWAP ENDORSEMENT-DIRECT OBLIGATIONS - DEFINED AMOUNT (ALTA FORM 29.2)

This endorsement to a Loan policy, subject to the provisions stated in the endorsement, insures against loss by reason of the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage as security for the Swap Obligation at Date of Endorsement and includes an Additional Amount of Insurance applicable only to loss or damage under the endorsement.

The Rate for this endorsement, if issued at the Date of Policy, is fifteen percent (15%) of the Original Rate with a minimum premium of \$500.

The Rate for this endorsement, if issued subsequent to the Date of Policy, is twenty percent (20%) of the Original Rate. The minimum premium for this endorsement is \$500.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-29.3 INTEREST RATE SWAP ENDORSEMENT ADDITIONAL INTEREST - DEFINED AMOUNT (ALTA FORM 29.3)

This endorsement to a Loan policy, subject to the provisions stated in the endorsement, insures against Loss by reason of the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage as security for the Swap Obligation at Date of Endorsement is designed for issuance when insuring the lien of the insured mortgage that secures a Swap Obligation and includes an Additional Amount of Insurance applicable only to loss or damage under the endorsement.

The Rate for this endorsement, if issued at the Date of Policy, is fifteen percent (15%) of the Original Rate with a minimum premium of \$500.

The Rate for this endorsement, if issued subsequent to the Date of Policy, is twenty percent (20%) of the Original Rate. The minimum premium for this endorsement is \$500.

ER-30 ONE TO FOUR FAMILY SHARED APPRECIATION MORTGAGE (ALTA FORM 30-06)

This endorsement may only be issued with a Loan Policy insuring a mortgage secured by land improved with a one to four family residence. This endorsement insures against loss or damage sustained by the Insured by reason of the invalidity or unenforceability of the lien of the Insured Mortgage as security for the Indebtedness caused by the provisions for Shared Appreciation or loss of priority of the lien of the Insured Mortgage as security for the Indebtedness caused by the provisions for Shared Appreciation contained in the Insured Mortgage.

The Rate for this endorsement, if issued at the Date of Policy, is ten percent (10%) of the Original Rate. If this endorsement is issued subsequent to the Date of Policy, the rate is fifteen percent (15%) of the Original Rate. The minimum premium for this endorsement is \$250.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-30.1 COMMERCIAL PARTICIPATION INTEREST (ALTA FORM 30.1-06)

This endorsement, subject to the exclusions contained in the endorsement and the Exclusions, Exceptions and Conditions contained in the Policy, insures against loss or damage sustained by the Insured by reason of: (a) the invalidity or unenforceability of the lien of the Insured Mortgage resulting from the provisions in the Insured Mortgage or the Loan Documents which provide for Participation Interest, and (b) lack of priority of the lien of the Insured Mortgage at Date of Policy as security for the unpaid principal balance of the loan and the interest on the loan, including the Participation Interest, if any, which lack of priority is caused by the provisions in the Loan Documents for payment or allocation to the Insured of any Participation Interest.

The Rate for this endorsement, if issued at the Date of Policy, is ten percent (10%) of the Original Rate. If this endorsement is issued subsequent to the Date of Policy, the rate is fifteen percent (15%) of the Original Rate. The minimum premium for this endorsement is \$250.

ER-31 SEVERABLE IMPROVEMENTS (ALTA FORM 31-06)

This endorsement to an Owner's or Loan Policy includes in the calculation of loss under the policy certain losses and costs related to "Severable Improvements", as set forth and defined therein.

This endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the value of the Land or value of Leasehold Estate and value of the Severable Improvements.

The Rate for this endorsement is \$250.00.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-32 CONSTRUCTION LOAN -LOSS OF PRIORITY (ALTA FORM 32-06)

This endorsement may only be issued with a Loan Policy insuring a mortgage; the proceeds of which are intended to finance the construction of improvements on the Land. The endorsement provides coverage, on an incremental basis, to a lender for loss the lender might sustain, subject to the terms, conditions and exclusions stated therein, due to the invalidity or unenforceability of the lien of the Insured Mortgage; the lack of priority of the lien of the Insured Mortgage, as security for each Construction Loan Advance made on or before the Date of Coverage, over any lien or encumbrance on title in the Public Records and not shown in Schedule B; and the lack of priority of the lien of the Insured Mortgage, as security for each Construction Loan Advance over any mechanics lien, but only to the extent that the charges for which the mechanics lien is claimed were designated for payment in the documents supporting a Construction Loan Advance disbursed by or on behalf of the Insured on or before the Date of Coverage.

The Rate for this endorsement is 25% of the Original Rate for Loan Policies as set forth in Rule PR-2 hereof, for the policy to which it is attached and is in addition to the policy premium . The minimum premium for this endorsement is \$250.

ER-32.1 CONSTRUCTION LOAN – LOSS OF PRIORITY – DIRECT PAYMENT (ALTA FORM 32.1-06)

This endorsement may only be issued with a Loan Policy insuring a mortgage ; the proceeds of which are intended to finance the construction of improvements on the Land. The endorsement provides coverage, on an incremental basis, to a lender for loss the lender might sustain, subject to the terms, conditions and exclusions stated therein, due to the invalidity or unenforceability of the lien of the Insured Mortgage; the lack of priority of the lien of the Insured Mortgage, as security for each Construction Loan Advance made on or before the Date of Coverage, over any lien or encumbrance on title in the Public Records and not shown in Schedule B; and the lack of priority of the lien of the Insured Mortgage, as security for each Construction Loan Advance over any mechanics lien, but only to the extent that direct payment to the mechanic's lien claimant has been made by the Company or by the Insured with the Company's written approval.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

The Rate for this endorsement is 15% of the Original Rate for Loan Policies as set forth in Rule PR-2 hereof, for the policy to which it is attached and is in addition to the policy premium. The minimum premium for this endorsement is \$250.

ER-32.2 CONSTRUCTION LOAN - LOSS OF PRIORITY - INSURED'S DIRECT PAYMENT (ALTA FORM 32.2-06)

This endorsement may only be issued with a Loan Policy insuring a mortgage; the proceeds of which are intended to finance the construction of improvements on the Land. The endorsement provides coverage, on an incremental basis, to a lender for loss the lender might sustain, subject to the terms, conditions and exclusions stated therein, due to the invalidity or unenforceability of the lien of the Insured Mortgage; the lack of priority of the lien of the Insured Mortgage, as security for each Construction Loan Advance made on or before the Date of Coverage, over any lien or encumbrance on the Title recorded in the Public Records and not shown in Schedule B; and the lack of priority of the lien of the Insured Mortgage, as security for each Construction Loan Advance over any Mechanics ' Lien, if notice of the Mechanics ' Lien is not filed or recorded in the Public Records, but only to the extent that direct payment to the Mechanic's Lien claimant has been made by the Insured or on the Insured's behalf on or before the Date of Coverage.

The Rate for this endorsement is twenty percent (20%) of the Original Rate for the Loan Policy as set forth in Rule PR-2 hereof, for the policy to which it is attached and is in addition to the policy premium. The minimum premium for this endorsement is \$250.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-33 CONSTRUCTION LOAN DISBURSEMENT (ALTA FORM 33-06)

This endorsement may be issued in connection with a Loan Policy insuring a mortgage; the proceeds of which are intended to finance the construction of improvements to the Land and which Loan Policy has been endorsed with either ALTA Form 32-06 or ALTA Form 32.1-06. This endorsement may be used to extend the Date of Coverage as to mechanic liens on an incremental basis and to amend Schedule A and/or Schedule B of the Loan Policy.

The Rate for this endorsement is \$100.00 per extension of Date of Coverage.

ER-34 IDENTIFIED RISK COVERAGE (ALTA FORM 34-06)

This endorsement insures against loss or damage sustained by the Insured by reason of (a) of a final order or decree enforcing the Identified Risk, or (b) the release of a prospective purchaser or lessee of the Title or lender on the Title from obligation to purchase, lease, or lend as a result of the Identified Risk, but only if there is a contractual condition requiring the delivery of marketable title, and neither the Company nor any other title insurance company is willing to insure over the Identified Risk with the same conditions as in this endorsement.

Given that the risk associated with a specific exception will vary from negligible exposure, i.e., greater than no exposure, to substantial exposure; the rate applicable to each specific exception must be reviewed and analyzed by the Underwriter.

The Rate varies from a minimum Premium of \$50 per Identified Risk to a maximum Premium of 25% of Original Rate per Identified Risk.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-35 MINERALS AND OTHER SUBSURFACE SUBSTANCES - BUILDINGS (ALTA FORM 35-06)

This endorsement to an Owner's Policy or Loan Policy, subject to its terms and conditions, insures the insured against loss or damage by reason of the enforced removal or alteration of any building resulting from the future exercise of any right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances.

The Rate for this endorsement is ten percent (10%) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

ER-35.1 MINERALS AND OTHER SUBSURFACE SUBSTANCES - IMPROVEMENTS (ATLA FORM 35.1-06)

This endorsement to an Owner's Policy or Loan Policy, subject to its terms and conditions, insures the insured against loss or damage by reason of the enforced removal or alteration of any improvement resulting from the future exercise of any right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances.

The Rate for this endorsement is ten percent (10%) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

ER-35.2 MINERALS AND OTHER SUBSURFACE SUBSTANCES DESCRIBED IMPROVEMENTS (ALTA FORM 35.2-06)

This endorsement to an Owner's Policy or Loan Policy, subject to its terms and conditions, insures the insured against loss or damage by reason of the enforced removal or alteration of any improvement specifically identified in the endorsement resulting from the future exercise of any right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances.

The Rate for this endorsement is ten percent (10%) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-35.3 MINERALS AND OTHER SUBSURFACE SUBSTANCES – LAND UNDER DEVELOPMENT (ALTA FORM 35.3-06)

This endorsement to an Owner's Policy or Loan Policy, subject to its terms and conditions, insures the insured against loss or damage by reason of the enforced removal or alteration of any improvement or future improvement (as long as it is built in accordance with certain identified plans) resulting from the future exercise of any right to use the surface of the Land for the extraction or development of minerals or any other subsurface substances.

The Rate for this endorsement is fifteen percent (15%) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

ER-36 ENERGY PROJECT – LEASEHOLD / EASEMENT – OWNER'S POLICY (ALTA FORM 36)

This endorsement may only be issued with an Owner's Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. The endorsement, subject to its terms and conditions, changes certain definitions, terms and conditions of an Owner's Policy to reflect that the interest insured is a leasehold interest; adds some energy project-specific definitions; includes coverage for insured easement interests (as well as for insured leasehold estates) that are often utilized in lieu of or along with leases to create the rights in the land for some or all of the project improvements (as well as other more traditional easement purposes); expands the "Valuation of Title" section to make clear that the computation of loss or damage for a covered defect affecting one parcel (or fewer than all parcels) shall include resulting loss or damage to the "integrated project"; builds in coverage for "Severable Improvements" (as defined); changes the "Additional Items of Loss" section as appropriate to the energy project context; and adds a new exclusion addressing costs of remediation resulting from environmental damage or contamination.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

The endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or Full Value of the Leasehold Estate and Full Value of the Severable Improvements, Full Value of the Electricity Facility and the Full Value of the Easements.

The Rate for this endorsement is \$500 and is in addition to the premium for the Policy.

ER-36.1 ENERGY PROJECT -LEASEHOLD /EASEMENT -LOAN POLICY (ALTA FORM 36.1)

This endorsement may only be issued with a Loan Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. The endorsement, subject to its terms and conditions, changes certain definitions, terms and conditions of a Loan Policy to reflect that the interest insured is a leasehold interest; adds some energy project-specific definitions; includes coverage for insured easement interests (as well as for insured leasehold estates) that are often utilized in lieu of or along with leases to create the rights in the land for some or all of the project improvements (as well as other more traditional easement purposes); expands the "Valuation of Title" section to make clear that the computation of loss or damage for a covered defect affecting one parcel (or fewer than all parcels) shall include resulting loss or damage to the "integrated project"; builds in coverage for "Severable Improvements" (as defined); changes the "Additional Items of Loss" section as appropriate to the energy project context; and adds a new exclusion addressing costs of remediation resulting from environmental damage or contamination.

The endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or Full Value of the Leasehold Estate and Full Value of the Severable Improvements, Full Value of the Electricity Facility and the Full Value of the Easements.

The Rate for this endorsement is \$500 and is in addition to the premium for the Policy.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-36.2 ENERGY PROJECT – LEASEHOLD – OWNER'S POLICY (ALTA FORM 36.2)

This endorsement may only be issued with an Owner's Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. The endorsement, subject to its terms and conditions, changes certain definitions, terms and conditions of an Owner's Policy to reflect that the interest insured is a leasehold interest; adds some energy project-specific definitions; includes coverage for insured leasehold estates; expands the "Valuation of Title" section to make clear that the computation of loss or damage for a covered defect affecting one parcel (or fewer than all parcels) shall include resulting loss or damage to the "integrated project"; builds in coverage for "Severable Improvements" (as defined); changes the "Additional Items of Loss" section as appropriate to the energy project context; and adds a new exclusion addressing costs of remediation resulting from environmental damage or contamination.

The endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or the Full Value of the Leasehold Estate and the Full Value of the Severable Improvements, and the Full Value of the Electricity Facility.

The Rate for this endorsement is \$500.00 and is in addition to the premium for the Policy.

ER-36.3 ENERGY PROJECT – LEASEHOLD – LOAN POLICY (ALTA FORM 36.3)

This endorsement may only be issued with a Loan Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. The endorsement, subject to its terms and conditions, changes certain definitions, terms and conditions of a Loan Policy to reflect that the interest insured is a leasehold interest; adds some energy project-specific definitions; expands the "Valuation of Title" section to make clear that the computation of loss or damage for a covered defect affecting one parcel (or fewer than all parcels) shall include resulting loss or damage to the "integrated project"; builds in coverage for "Severable Improvements" (as defined); changes the "Additional Items of Loss" section as appropriate to the energy project context; and adds

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

a new exclusion addressing costs of remediation resulting from environmental damage or contamination.

The endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or the Full Value of the Leasehold Estate and the Full Value of the Severable Improvements, and the Full Value of the Electricity Facility.

The Rate for this endorsement is \$500 and is in addition to the premium for the Policy.

ER-36.4 ENERGY PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS – LAND UNDER DEVELOPMENT – OWNER'S POLICY (ALTA FORM 36.4)

This endorsement may only be issued with an Owner's Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. This endorsement, subject to its terms and conditions, patterned after the ALTA 9.8-06 but tailored appropriately to the energy project context, insures the insured against loss or damage by reason of a violation of an enforceable covenant due to an "Electricity Facility" or "Severable Improvement" or the enforced removal of any Electricity Facility" or "Severable Improvement" (the definitions of which terms include those existing at the Date of Policy and those affixed later in the locations identified on the set of defined Plans, as more particularly expressed in the endorsement) or a notice of a violation of an enforceable covenant relating to environmental protection describing any part of the Land.

This endorsement may only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land and the Full Value of the Electricity Facility and the Full Value of Severable Improvements and the Full Value of any insured easements.

The Rate for this endorsement is fifteen percent (15%) of the Original Rate for the Policy. The minimum premium is \$500 and is in addition to the premium for the Policy.

ER-36.5 ENERGY PROJECT COVENANTS, CONDITIONS AND RESTRICTIONS - LAND UNDER DEVELOPMENT - LOAN POLICY (ALTA FORM 36.5)

This endorsement may only be issued with a Loan Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. This endorsement, subject to its terms and conditions, is patterned after the ALTA 9.7-06 but tailored appropriately to the energy project context, insures the insured against loss or damage by reason of a violation of an enforceable covenant due to an "Electricity Facility" or "Severable Improvement" or the enforced removal of any Electricity Facility" or "Severable Improvement" (the definitions of which terms include those existing at the Date of Policy and those affixed later in the locations identified on the set of defined Plans, as more particularly expressed in the endorsement) or a notice of a violation of an enforceable covenant relating to environmental protection describing any part of the Land.

This endorsement may only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land and the Full Value of the Electricity Facility and the Full Value of Severable Improvements and the Full Value of any insured easements.

The Rate for this endorsement is fifteen percent (15%) of the Original Rate for the Policy. The minimum premium is \$500 and is in addition to the premium for the Policy.

ER-36.6 ENERGY PROJECT - ENCROACHMENTS (ALTA FORM 36.6)

This endorsement may only be issued with an Owner's Policy or a Loan Policy issued in connection with an "energy project", including those designed to harvest wind and solar energy. This endorsement, subject to its terms and conditions, insures the insured against loss or damage by reason of an encroachment of any "Electricity Facility" or "Severable Improvement" (the definitions of which terms include those existing at the Date of Policy and those affixed later in locations identified on an identified set of Plans) located on the Land onto adjoining land or onto that portion of the Land subject to an easement; an encroachment of an improvement located on adjoining

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

land onto the Land; and enforced removal of any "Electricity Facility" or "Severable Improvement" as a result of an encroachment by the "Electricity Facility" or "Severable Improvement".

This endorsement may only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land and the Full Value of the Electricity Facility and the Full Value of Severable Improvements and the Full Value of any insured easements.

The Rate for this endorsement when issued with a Loan policy is ten percent (10%) of the Original Rate for the Policy, and is in addition to the premium for the Policy. The minimum premium is \$500. The Rate for this endorsement when issued with an Owner's policy is fifteen percent (15%) of the Original Rate for the Policy. The minimum premium is \$500 and is in addition to the premium for the Policy.

ER-36.7 ENERGY PROJECT -FEE ESTATE -OWNER'S POLICY (ALTA FORM 36.7)

This endorsement may only be issued with an Owner's Policy issued in connection with an "energy project," including those designed to harvest wind and solar energy. The endorsement, subject to its terms and conditions, changes certain definitions, terms and conditions of an Owner's Policy to reflect that the interest insured is a Fee Estate interest; adds some energy-project specific definitions; expands the "Valuation of Title" section to make clear that the computation of loss or damage for a covered defect affecting one parcel (or fewer than all parcels) shall include resulting loss or damage to the "integrated project;" builds in coverage for "Severable Improvements" (as defined); changes the "Additional Items of Loss" section as appropriate to the energy project context; and adds a new exclusion addressing costs of remediation resulting from environmental damage or contamination.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

The endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or Full Value of the Fee Estate and Full Value of the Severable Improvements, and the Full Value of the Electricity Facility.

The rate for this endorsement is \$500 and is in addition to the premium for the Policy.

ER-36.8 ENERGY PROJECT -FEE ESTATE -LOAN POLICY (ALTA FORM 36.8)

This endorsement may only be issued with a Loan Policy issued in connection with an "energy project," including those designed to harvest wind and solar energy. The endorsement, subject to its terms and conditions, changes certain definitions, terms and conditions of a Loan Policy to reflect that the interest insured is a Fee Estate interest; adds some energy-project specific definitions; expands the "Valuation of Title" section to make clear that the computation of loss or damage for a covered defect affecting one parcel (or fewer than all parcels) shall include resulting loss or damage to the "integrated project;" builds in coverage for "Severable Improvements" (as defined); changes the "Additional Items of Loss" section as appropriate to the energy project context; and adds a new exclusion addressing costs of remediation resulting from environmental damage or contamination.

The endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or Full Value of the Fee Estate and Full Value of the Severable Improvements , and the Full Value of the Electricity Facility.

The rate for this endorsement is \$500 and is in addition to the premium for the Policy.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-37 ASSIGNMENT OF RENTS AND LEASES (ALTA FORM 37-06)

This endorsement, subject to its terms and conditions, insures the Insured against loss or damage sustained by the Insured by reason of: 1) any defect in the execution of an assignment of rents or leases document identified in Part II of Schedule B; or 2) any assignment of a lessor's interest in any lease or leases or any assignment of rents affecting the Title and recorded in the Public Records at Date of Policy other than as set forth in any instrument disclosed in Schedule B.

The Rate for this endorsement is \$300.

ER-38 MORTGAGE TAX (ALTA FORM 38-06)

This endorsement provides coverage against loss or damage by reason of the invalidity or unenforceability of the lien of the Insured Mortgage as security for the Indebtedness resulting from the failure to pay, at the time of recording, any portion of the Mortgage Tax; or the lack of priority of the lien of the Insured Mortgage as security for the Indebtedness resulting from the failure to pay, at the time of recording, any portion of the Mortgage Tax.

The Rate for this endorsement is \$100.

ER-39 RESERVED FOR ALTA ENDORSEMENTS

ER-40 Tax Credit-Owner's Policy (ALTA Form 40)

This endorsement to an Owner's Policy includes in the calculation of loss under the policy certain losses related to a "Tax Credit", as set forth and defined therein.

This endorsement shall only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land or Full Value of Leasehold Estate as benefitted by the Tax Credit.

The rate for this endorsement is \$250.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-40.1 Tax Credit – Defined Amount – Owner's Policy (ALTA 40.1)

This endorsement to an Owner's Policy includes in the calculation of loss under the policy certain losses related to a "Tax Credit", and provides for an "Additional Amount of Insurance" payable to the Tax Credit Investor" under the endorsement as set forth and defined therein.

The rate for this endorsement is \$250.

ER-41 WATER - BUILDINGS (ALTA FORM 41-06)

This endorsement, subject to its terms and provisions, insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of water excepted from the description of the Land or excepted in Schedule B.

The Rate for this endorsement is 2% (two percent) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

If this endorsement is simultaneously issued in conjunction with an ALTA 35-06 Minerals and Other Subsurface Substances – Buildings (ALTA Form 35-06), the minimum premium remains applicable to the ALTA Form 35-06; however, the minimum premium is not applicable to the ALTA 41-06.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-41.1 WATER -IMPROVEMENTS (ALTA FORM 41.1-06)

This endorsement, subject to its terms and provisions, insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of water excepted from the description of the Land or excepted in Schedule B.

The Rate for this endorsement is 2% (two percent) of the Original Rates for the policy and is in addition to the policy premium. The minimum premium is \$250.

If this endorsement is simultaneously issued in conjunction with an ALTA 35.1-06 Minerals and Other Subsurface Substances – Improvements (ALTA Form 35.1-06), the minimum premium remains applicable to the ALTA Form 35.1-06; however, the minimum premium is not applicable to the ALTA 41.1-06.

ER-41.2 WATER -DESCRIBED IMPROVEMENTS (ALTA FORM 41.2-06)

This endorsement, subject to its terms and provisions, insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of any Improvement resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of water excepted from the description of the Land or excepted in Schedule B.

The Rate for this endorsement is 2% (two percent) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

If this endorsement is simultaneously issued in conjunction with an ALTA 35.2-06 Minerals and Other Subsurface Substances – Described Improvements (ALTA Form 35.2-06), the minimum premium remains applicable to the ALTA Form 35.2-06; however, the minimum premium is not applicable to the ALTA 41.2-06.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-41.3 WATER -LAND UNDER DEVELOPMENT (ALTA FORM 41.3-06)

This endorsement, subject to its terms and provisions, insures against loss or damage sustained by the Insured by reason of the enforced removal or alteration of an Improvement or a Future Improvement, resulting from the future exercise of any right existing at Date of Policy to use the surface of the Land for the extraction or development of water excepted from the description of the Land or excepted in Schedule B.

The Rate for this endorsement is 3% (three percent) of the Original Rate for the policy and is in addition to the policy premium. The minimum premium is \$250.

If this endorsement is simultaneously issued in conjunction with an ALTA 35.3-06 Minerals and Other Subsurface Substances – Land Under Development (ALTA Form 35.3-06), the minimum premium remains applicable to the ALTA Form 35.3-06; however, the minimum premium is not applicable to the ALTA 41.3-06.

ER-42 COMMERCIAL LENDER GROUP (ALTA FORM 42-06)

This endorsement, subject to its terms and provisions, insures the Insured under a Loan Policy against loss or damage by reason of the invalidity or unenforceability, or loss of priority of the lien of the Insured Mortgage caused by transfers after the Date of Policy of portions of the Indebtedness by the Participants and provides that a Participant is an Insured.

The Rate for this endorsement is 5% of the Original Rate subject to a minimum premium of \$100.

ER-43 ANTI-TAINT (ALTA FORM 43-06)

This endorsement, subject to its terms and provisions, insures the Insured under a Loan Policy against loss or damage by reason of the loss of priority of the lien of the Insured Mortgage as security for the amount of the Indebtedness advanced as the Term Loan resulting from reductions and subsequent increases of the outstanding principal amount of the Indebtedness payable as the Revolving Credit Loan.

The Rate for this endorsement is two hundred and fifty dollars (\$250.)

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-44 INSURED MORTGAGE RECORDING (ALTA FORM 44-06)

This endorsement, subject to its terms and provisions, insures the Insured under a Loan Policy against loss or damage sustained by the Insured by reason of the failure of the Insured Mortgage to have been recorded in the Public Records as set out in the endorsement.

The Rate for this endorsement is fifty dollars (\$50).

ER-45 PARI PASSU MORTGAGE -LOAN POLICY (ALTA 45)

This endorsement, subject to its terms, conditions and exclusions, insures against loss or damage sustained by the Insured by reason of the invalidity or unenforceability of the lien of the Insured Mortgage solely due to the provisions of a Pari Passu Mortgage (as defined in the endorsement) or an Intercreditor Agreement (as defined in the endorsement) establishing lien priority or the lack of equal lien priority of the Insured Mortgage with the other Pari Passu Mortgages.

The rate for this endorsement shall be five percent (5%) of the Original Rate for the Loan Policy as set forth in PR-2 hereof, for the policy to which it is attached and is in addition to the policy premium.

ER-46 to ER-99 RESERVED FOR ALTA ENDORSEMENTS

ER-100 COLLATERAL MORTGAGE ENDORSEMENT

This endorsement is similar to the Form 14 (Future Advance Endorsement) but is available for collateral Mortgages only. The coverage is identical to the Form 14 except that it requires perfection of the security interest in the mortgage by the pledge of the collateral mortgage note. It is filed to accommodate the unique character of the Collateral Mortgage in Louisiana.

The Rate for this endorsement is \$100.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-101 MULTIPLE INDEBTEDNESS ENDORSEMENT

This endorsement is similar to the ALTA 14 (Future Advance Endorsement) but is available for the Multiple Indebtedness Mortgage, which is really just another name used in Louisiana for a Future Advance Mortgage.

The Rate for this endorsement is \$100.

ER-102 INCREASED COVERAGE ENDORSEMENT

This endorsement offers the insured under an existing Owner or Loan Policy the ability to increase the amount of insurance with the same Company.

When an insured under an Owner's Policy shall have satisfied the Company as to the Full Value of the Land, and shall have paid the premium described below, the Company, or its agent, may issue an Increased Coverage Endorsement.

When an insured under a Loan Policy requests an increase, which shall not exceed the maximum amount of the mortgage, insured by such Loan Policy, and shall have paid the premium described below, the Company, or its agent, may issue an Increased Coverage Endorsement.

The Rate for this endorsement - Premium shall be the Basic Rate computed on the new amount less the premium computed for the existing policy and any Increased Coverage Endorsements previously attached thereto.

ER-103 FOUNDATION

This endorsement to a Loan policy provides coverage for the indebtedness secured by the insured mortgage against loss or damage which the insured shall sustain by reason of:

1. The failure of the foundation of the structure under construction on the land to be within the boundary lines of the land as of the date hereof;
2. The location of the foundation as of the date hereof, being in violation of the covenants, conditions or restrictions referred to in Schedule B as of the date hereof;

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

3. The foundation encroaching as of the date hereof, onto any of the servitudes or easements referred to in Schedule B.

The Rate for this endorsement is \$100.

ER-104 (CO-INSURANCE -SINGLE POLICY) MODIFIED TO ADD
LIMITED JOINT & SEVERAL LIABILITY PROVISIONS RATE RATIONAL :

This endorsement is for commercial accounts. The LATISS0-104 was based on the ALTA 23-06 Coinsurance – Single Policy. This endorsement will be voluntarily requested by sophisticated commercial insureds. Given that each coinsurer will be individually liable to the commercial insured, for a pre-determined, specified limited joint and several liability amount, it seems reasonable to conclude that each coinsurer should receive the premium due and payable on that amount. However, beginning at the dollar amount above the joint and several liability figure, the applicable premium for the remaining liability would be allocated to the participating coinsurers based upon their respective coinsurance percentage.

ER-105 SPECIAL MEASURE OF LOSS -LOAN POLICY ENDORSEMENT

This endorsement may only be issued with a Loan Policy issued in connection with an amendment to Condition 8(a)(iii) whereby Condition 8(a)(iii) is replaced in its entirety for the purpose of determining the extent of liability of the Company for loss or damage by reason of any defect, lien, encumbrance or other matter insured against by the Loan Policy to reflect the difference between (A) the value of the Title as insured without the Defect, taking into consideration, at the time notice of claim is given to the Company, the (1) use or intended use of the Land as a single integrated site for a type of project and (2) income actually generated by that use, and (B) the value of the Title subject to the Defect, taking into consideration the factors set forth in (A)(1) and (2) as referenced .

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

This endorsement may only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land for the use or intended use of the Land as a single integrated site for a type of project and income actually generated by that use.

The Rate for this endorsement is fifteen percent (15%) of the Original Rate for the Policy, and is in addition to the premium for the Policy. The minimum premium is \$500.

ER-106 SPECIAL MEASURE OF LOSS - OWNER'S POLICY ENDORSEMENT

This endorsement may only be issued with a Owner's Policy issued in connection with an amendment to Condition 8(a)(ii) whereby Condition 8(a)(ii) is replaced in its entirety for the purpose of determining the extent of liability of the Company for loss or damage by reason of any defect, lien, encumbrance or other matter insured against by the Owner's Policy to reflect the difference between (A) the value of the Title as insured without the Defect, taking into consideration, at the time notice of claim is given to the Company, the (1) use or intended use of the Land as a single integrated site for a type of project and (2) income actually generated by that use, and (B) the value of the Title subject to the Defect, taking into consideration the factors set forth in (A)(1) and (2) as referenced.

This endorsement may only be issued when the Amount of Insurance in Schedule A of the Policy includes the aggregate of the Full Value of the Land for the use or intended use of the Land as a single integrated site for a type of project and income actually generated by that use.

The Rate for this endorsement is fifteen percent (15%) of the Original Rate for the Policy, and is in addition to the premium for the Policy. The minimum premium is \$500.

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ER-107 LA PREMIUM DISCLOSURE FORM

Refer to PR-4 SIMULTANEOUS ISSUANCE OF OWNER'S AND LOAN
POLICIES.

SECTION 5
SPECIMEN FORMS - POLICIES

Owner's Policy, ALTA 2006 -LA (Adopted 6-17-06) 04/01/2014

ALTA Homeowner's Policy - LA (Adopted 10-17-98, Revised 10-22-03, 01-01-08, 02-03-10, 12-02-13) 01/01/2015

Loan Policy, ALTA 2006 -LA (Adopted 06-17-06) 04/01/14

ShortForm Residential Loan Policy 2006-LA (Revised 6-16-07) 04/01/14

Expanded Coverage Residential Loan Policy, ALTA 2006-LA (Adopted 10-13-01, Revised 01-01-08, 02-03-10, 07-26-10, 12-02-13) 08/04/2014

Short Form Expanded Coverage Residential Loan Policy, ALTA 2006-LA (Revised 7-26-10) 08/04/2014

Commitment -LA (Adopted 6-17-06) 06/17/2006

ALTA Commitment for Title Insurance Adopted 6-17-06 Technical Corrections 08-01-16

U.S. Policy Form 9-28-91 (Revised 12-03-12) 06/01/13

ALTA Residential Limited Coverage Mortgage Modification Policy Adopted 12-01-14
Technical Correction 08-01-16

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION 6

SPECIMEN FORMS -CLOSING PROTECTION COVERAGE

ALTA Closing Protection Coverage-Single Transaction - LA (Revised 12-1-15)
07/01/16

ALTA Closing Protection Coverage-Multiple Transaction - LA (Revised 12-1-15)
07/01/16

Acknowledgement of Offer and Informed Decision 08/01/04

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION 7
SPECIMEN FORMS -ALTA ENDORSEMENTS PRIOR TO 2006

ALTA Endorsement 1	Street Assessments Revised (06/01/87)
ALTA Endorsement 2	Truth In Lending Revised (06/01/87) (WITHDRAWN -07/01/16)
ALTA Endorsement 3	Zoning Revised (10/17/98)
ALTA Endorsement 3.1	Zoning -Completed Structure Revised (10/17/98)
ALTA Endorsement 4	Condominium Revised (03/27/92)
ALTA Endorsement 4.1	Condominium Adopted (10/17/92)
ALTA Endorsement 5	Planned Unit Development Revised (03/27/92)
ALTA Endorsement 5.1	Planned Unit Development Adopted (10/17/92)
ALTA Endorsement 6	Variable Rate Mortgage Revised (06/01/87)
ALTA Endorsement 6.1	Variable Rate Mortgage-Regulations Revised (06/01/87)
ALTA Endorsement 6.2	Variable Rate Mortgage -Negative Amortization Revised (06/01/87)
ALTA Endorsement 7	Manufactured Housing Unit Revised (06/01/87)
ALTA Endorsement 7.1	Manufactured Housing Conversion Loan (06/17/06)
ALTA Endorsement 7.2	Manufactured Housing Conversion Loan: Owner's (06/17/06)
ALTA Endorsement 8.1	Environmental Protection Lien Revised (03/12/88)
ALTA Endorsement 9	Restrictions, Encroachments, Minerals (REM) Revised (06/ 17/06)
ALTA Endorsement 9.1	REM Owner's Policy Unimproved Land Adopted (06/17/06)
ALTA Endorsement 9.2	REM Owner's Policy Improved Land Adopted (06/17/06)
ALTA Endorsement 9.3	Restrictions, Encroachments, Minerals -Loan Policy (06/17/06)
ALTA Endorsement 9.4	Restrictions, Encroachments, Minerals -Owner's Policy (06/17/06)

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement 9.5	Restrictions, Encroachments, Minerals -Owner's Policy -Improved Land(06/17/06)
ALTA Endorsement 10	Assignment Adopted (10/21/96)
ALTA Endorsement 10.1	Assignment and Date Down Adopted (10/21/95)
ALTA Endorsement 11	Mortgage Modification Adopted (10/19/96)
ALTA Endorsement 12	Aggregation Endorsement Adopted (10/19/96)
ALTA Endorsement 13	Leasehold-Owner 's Adopted (10/13/01)
ALTA Endorsement 13.1	Leasehold-Loan Adopted (10/13/01)
ALTA Endorsement 14	Future Advance Priority (10/03)
ALTA Endorsement 14.1	Future Advance Knowledge (10/22/03)
ALTA Endorsement 14.2	Future Advance Letter of Credit (10/22/03)
ALTA Endorsement 14.3	Future Advance -Reverse Mortgage (6/17/06)
ALTA Endorsement 15	Non-Imputation -Full Equity Transfer (10/22/03)
ALTA Endorsement 15.I	Non-Imputation Additional Insured (10/22/03)
ALTA Endorsement 15.2	Non-Imputation Partial Equity Transfer (10/22/03)
ALTA Endorsement 16	Mezzanine Financing (10/22/03)
ALTA Endorsement 17	Access and Entry (10/22/03)
ALTA Endorsement 17.1	Indirect Access and Entry (01/17/04)
ALTA Endorsement 18	Single Tax Parcel (10/22/03)
ALTA Endorsement 18.1	Multiple Tax Parcel (10/22/03)
ALTA Endorsement 19	Contiguity Multiple Parcels (10/22/03)
ALTA Endorsement 19.1	Contiguity-Single Parcel (10/22/03)
ALTA Endorsement 20	First Loss Multiple Parcel Transactions (04/19/04)
ALTA Endorsement 21	Creditors' Rights (04/19/04) Withdrawn 08/01/10
ALTA Endorsement 22	(Location) (6/17/06)
ALTA Endorsement 22.1	(Location and Map) (6/17/06)

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

SECTION S
SPECIMEN FORMS -2006 SERIES ALTA ENDORSEMENTS

2006 Series - ALTA Endorsements

ALTA Endorsement Form 1-06	Street Assessments (Adopted 06-16-06) 03/16/07
ALTA Endorsement Form 2-06	Truth in Lending (Adopted 06-17-06) 03/16/07 (WITHDRAWN -Effective 07/01/16)
ALTA Endorsement Form 3-06	Zoning Unimproved Land (Adopted 06-17-06) 03/16/07
ALTA Endorsement Form 3.1-06	Zoning - Completed Structure (Revised 10-22-09) 04/01/2010
ALTA Endorsement Form 3.2-06	Zoning-Land Under Development (Revised 04-02- 12) 01/01/2015
ALTA Endorsement Form 4-06	Condominium Revised (Revised 02-03-10) 08/01/10
ALTA Endorsement Form 4.1-06	Condominium Revised (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 5-06	Planned Unit Development (Revised 2-03-10) 08/01/10
ALTA Endorsement Form 5.1-06	Planned Unit Development (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 6-06	Variable Rate Mortgage (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 6.2-06	Variable Rate Mortgage - Negative Amortization (Revised 10-16-08) 04/01/09
ALTA Endorsement Form 7-06	Manufactured Housing Unit (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 7.1-06	Manufactured Housing - Conversion; Loan (Adopted 06-17-06) 03/16/07
ALTA Endorsement Form 7.2-06	Manufactured Housing - Conversion: Owner's (Adopted 06-17-06) 03/16/07
ALTA Endorsement Form 8.1-06	Environmental Protection (Adopted 6-17-06) 03/16/07

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 8.2-06	Commercial Environmental Protection Lien (Adopted 10-16-08) <i>04101109</i>
ALTA Endorsement Form 9-06	Restrictions, Encroachments, Minerals – Loan Policy Revised 04-02-12 Technical Correction 08- 01-16,
ALTA Endorsement Form 9.1-06	Covenants, Conditions and Restrictions Unimproved Land – Owner's Policy (Revised 04- 02-12) <i>09101113</i>
ALTA Endorsement Form 9.2-06	Covenants, Conditions and Restrictions -Improved Land – Owner's Policy (Revised 04-02-12) 09/01113
ALTA Endorsement Form 9.3-06	Covenants, Conditions and Restrictions -Loan Policy (Revised 04-02-12) 09/01113
ALTA Endorsement Form 9.4-06	(WITHDRAWN 09/01/2013)
ALTA Endorsement Form 9.5-06	(WITHDRAWN 09/01/2013)
ALTA Endorsement Form 9.6-06	Private Rights – Loan Policy (Revised 04-02-13) <i>09101113</i>
ALTA Endorsement Form 9.6.1-06	Private Rights -Current Assessments -Loan Policy (Adopted 04-02-15) 12/01115
ALTA Endorsement Form 9.7-06	Restrictions, Encroachments, Minerals – Land Under Development -Loan Policy Adopted 04-02- 12, Technical Correction 08-01-16
ALTA Endorsement Form 9.8-06	Covenants Conditions and Restrictions – Land Under Development -Owner's Policy (Adopted 04- 02-12) <i>09101113</i>
ALTA Endorsement Form 9.9-06	Private Rights – Owner's Policy Adopted 04-02-13 <i>09101113</i>
ALTA Endorsement Form 9.10-06	Restrictions, Encroachments, Minerals – Current Violations – Loan Policy Adopted 04-02-13 Technical Correction 08-01-16
ALTA Endorsement Form 10-06	Assignment (Revised 02-03-10) 08/01110
ALTA Endorsement Form 10.1-06	Assignment and Date Down Revised 02-03-10 08/01110 Technical Correction 08-01-16
ALTA Endorsement Form 11-06	Mortgage Modification (Adopted 6-17-06) 03/16/07

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 11.1-06	Mortgage Modification With Subordination (Adopted 10-22-09) 04/01110
ALTA Endorsement Form 11.2-06	Mortgage Modification with Additional Amount of Insurance (Adopted 12-02-13) 08/04114
ALTA Endorsement Form 12-06	Aggregation-Loan (Revised 04-02-13) <i>09101113</i>
ALTA Endorsement Fonn 12.1-06	Aggregation – State Limits-Loan (Adopted 04-02-13) <i>09101113</i>
ALTA Endorsement Form 13-06	Leasehold-Owner's (Revised 04-02-12) <i>09101113</i>
ALTA Endorsement Form 13.1-06	Leasehold -Loan (Revised 04-02-12) <i>09101113</i>
ALTA Endorsement Form 14-06	Future Advance - Priority (Revised 10-22-09) 04/01110, <i>09101111</i>
ALTA Endorsement Form 14.1-06	Future Advance - Knowledge (Revised 10-22-09) 04/01/10, 09/01/11
ALTA Endorsement Form 14.2-06	Future Advance - Letter of Credit (Adopted 6-17-06) 03/16/07, 09/01/11
ALTA Endorsement Form 14.3-06	Future Advance - Reverse Mortgage (Revised 10-22-09) (04/01/10), (09/01/11)
ALTA Endorsement Form 15-06	Non-Imputation - Full Equity Transfer (Adopted 6117106) <i>03116107</i>
ALTA Endorsement Form 15.1-06	Non-Imputation - Additional Insured (Adopted 6-17-06) <i>03116107</i>
ALTA Endorsement Form 15.2-06	Non-Imputation - Partial Equity Transfer (Adopted 6-17-06) <i>03116107</i>
ALTA Endorsement Form 16-06	Mezzanine Financing (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 17-06	Access and Entry (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 17.1-06	Indirect Access and Entry (Adopted 6-17-06) <i>03116107</i>
ALTA Endorsement Form 17.2-06	Utility Access (Adopted 10-16-08) 05/01/11
ALTA Endorsement Form 18-06	Single Tax Parcel (Adopted 6-17-06) <i>03116107</i>
ALTA Endorsement Form 18.1-06	Multiple Tax Parcel (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 18.2-06	Multiple Tax Parcel Adopted 08-01-2016
ALTA Endorsement Form 19-06	Contiguity-Multiple Parcels (Adopted 6-17-06) <i>03116107</i>

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 19.1-06	Contiguity-Single Parcel (Adopted 6-17-06) <i>03116107</i>
ALTA Endorsement Form 19.2-06	Contiguity -Specified Parcels (Adopted 04-02-15) 12/01/15
ALTA Endorsement Form 20-06	First Loss-Multiple Parcel Transactions (Adopted 6-17-06) 9/1/12
ALTA Endorsement Form 21-06	Creditors' Rights 08/01/08 WITHDRAWN 08/01/10
ALTA Endorsement Form 22-06	Location (Adopted 6-17-06) 03/16/07
ALTA Endorsement Form 22.1-06	Location and Map (Revised 10-16-08) <i>03116107</i>
ALTA Endorsement Form 23-06	Co-Insurance – Single Policy (Revised 10-16-08) <i>04101109</i>
ALTA Endorsement Form 23.1-06	Co-Insurance – Multiple Policies Adopted 08-01-2016
ALTA Endorsement Form 24-06	Doing Business (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 25-06	Same as Survey (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 25.1-06	Same as Portion of Survey (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 26-06	Subdivision (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 27-06	Usury (Adopted 10-16-08) 04/01/10
ALTA Endorsement Form 28-06	Easement-Damage or Enforcement (Revised 02-03-10) 08/01/10
ALTA Endorsement Form 28.1-06	Encroachments – Boundaries & Easements (Adopted 04-02-12) <i>09101113</i>
ALTA Endorsement Form 28.2-06	Encroachments – Boundaries and Easements – Described Improvements (Adopted 04-02-13) 09/01/13
ALTA Endorsement Form 29-06	Interest Rate Swap Endorsement – Direct Obligation Adopted 02-03-10 Technical Correction 04-02-14, 08-01-2016
ALTA Endorsement Form 29.1-06	Interest Rate Swap Endorsement -Additional Interest Adopted 02-03-10 Technical Correction 04- 02-14) 08/01/2016

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 29.2-06	Interest Rate Swap Endorsement-Direct Obligation -Defined Amount) Adopted 08-01-11 Technical Correction 04-02-14, 08/01/2016
ALTA Endorsement Form 29.3-06	Interest Rate Swap Endorsement – Additional Interest – Defined Amount Adopted 08/01/11 Technical Correction 04-02-14, 08-01-2016
ALTA Endorsement Form 30-06	One to Four Family Shared Appreciation Mortgage Endorsement (Adopted 07-26-10) 09/01/11
ALTA Endorsement Form 30.1-06	Commercial Participation Interest (Adopted 08-01-12) 09/01/13
ALTA Endorsement Form 31-06	Severable Improvements (Adopted 2-3-11) 09/01/13
ALTA Endorsements Form 32-06	Construction Loan -Loss of Priority (Adopted 2-3-11) 04/01/14
ALTA Endorsement Form 32.1-06	Construction Loan – Loss of Priority – Direct Payment (Revised 04-02-13) 04/01/14
ALTA Endorsement Form 32.2-06	Construction Loan -Loss of Priority – Insured's Direct Payment (Revised 04-02-13) 04/01/14
ALTA Endorsement Form 33-06	Disbursement (Adopted 2-3-11) 04/01/14
ALTA Endorsement Form 34-06	Identified Risk Coverage (Adopted 08-01-11) 09/01/2013
ALTA Endorsement Form 35-06	Minerals and Other Subsurface Substances – Buildings Adopted 04-02-12 Technical Correction 08-01-16
ALTA Endorsement Form 35.1-06	Minerals and Other Subsurface – Improvements Adopted 04-02-12 Technical Correction 08-01-16
ALTA Endorsement Form 35.2-06	Minerals and Other Subsurface Substances – Described Improvements Adopted 04-02-12 Technical Corrections 08-01-16
ALTA Endorsement Form 35.3-06	Minerals and Other Subsurface Substances – Described Improvements Adopted 04-02-12, Technical Correction 08-01-16
ALTA Endorsement Form 36-06	Energy Project – Leasehold/Easement – Owner's (Adopted 04-02-12) 12/01/15)

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 36.1-06	Energy Project – Leasehold/Easement – Loan Policy (Adopted 04-02-12) 09/01/13, 12/01/15
ALTA Endorsement Form 36.2-06	Energy Project – Leasehold – Owner's Policy (Adopted 04-02-12) 09/01/2013, 12/01/15
ALTA Endorsement Form 36.3-06	Energy Project -Leasehold -Loan Policy (Adopted 04-02-12) 09/01/13, 12/01/15
ALTA Endorsement Form 36.4-06	Energy Project – Covenants, Conditions and Restrictions –Land Under Development –Owner's Policy (Adopted 04-02-12) 09/01/13, 12/01/15
ALTA Endorsement Form 36.5-06	Energy Project – Covenants, Conditions and Restrictions – Land Under Development – Loan Policy (Adopted 04-02-12) 09/01/13, 12/01/2015)
ALTA Endorsement Form 36.6-06	Energy Project – Encroachments Adopted 04-02-2012 Technical Correction 08-01-16
ALTA Endorsement Form 36.7-06	Energy Project – Fee Estate – Owner's Policy (Adopted 12-01-14) 12/01/15
ALTA Endorsement Form 36.8-06	Energy Project -Fee Estate -Loan Policy (Adopted 12-01-14) 12/01/15
ALTA Endorsement Form 37-06	Assignment of Rents or Leases (Adopted 12-03-12) 04/01/14
ALTA Endorsement Form 38-06	Mortgage Tax (Adopted 12-03-12) 04/01/14
ALTA Endorsement Form 40-06	Tax Credit – Owner's Policy Adopted 04-02-14
ALTA Endorsement Form 40.1-06	Tax Credit – Owner's Policy Adopted 04/02-14
ALTA Endorsement Form 41-06	Water -Buildings (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 41.1-06	Water – Improvements (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 41.2-06	Water -Described Improvements (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 41.3-06	Water -Land Under Development (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 42-06	Commercial Lender Group Endorsement (Adopted 12-02-06) 08/04/14

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

ALTA Endorsement Form 43-06	Anti-Taint (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 44-06	Insured Mortgage recording – Loan (Adopted 12-02-13) 08/04/14
ALTA Endorsement Form 145-06	Pari Passu Mortgage – Loan Policy (Adopted 12-01-14) 12/01/15

LOUISIANA TITLE STATISTICAL SERVICES ORGANIZATION

**SECTION 9
SPECIMEN FORMS -LATISSO ENDORSEMENTS**

LATISSO 100	Collateral Mortgage Endorsement (04/01/09)
LATISSO 101	Multiple Indebtedness Mortgage Endorsement (04/01/09)
LATISSO 102	Increased Coverage Endorsement (04/01/10)
LATISSO 103	Foundation (Adopted 04/01/2011)
LATISSO 104	Co-Insurance -Single Policy Modified to Add Limited Joint & Several Liability Provision (PLH-11-6-13) (04/01/14)
LATISSO 105	Special Measure of Loss -Loan Policy Endorsement (01101115)
LATISSO 106	Special Measure of Loss -Owner's Policy Endorsement (01/01/15)
LATISSO 107	LA Premium Disclosure Form (07/01/16)