



MARYLAND

TITLE INSURANCE RATES AND CHARGES

Application and Schedule of Rates

Effective: September 2, 2019



ALLIANT
NATIONAL
TITLE INSURANCE COMPANY

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SCHEDULE OF RATES

The title insurance premium to be collected by the Agent is set forth in the Risk Rates filed by Alliant National Title Insurance Company, Inc. ("the Company") with the Department of Insurance as may be amended from time to time by the Company. This filing applies to all counties and all cities within the State of Maryland.

TITLE INSURANCE RATES FOR BASIC OWNER'S OR LEASEHOLD POLICIES

An Owner's policy, insuring a fee simple estate, will not be issued for less than the full insurable value of the land and improvements, if any, which constitute real estate. A policy insuring a leasehold estate will not be issued for less than the full insurable value of the leasehold estate.

The rate for original owner's or leasehold insurance shall be:

	Per Thousand
Up to \$250,000 of liability written.....	\$4.80
Over \$250,000, and up to \$500,000, add.....	\$4.10
Over \$500,000 and up to \$1,000,000 add.....	\$3.50
Over \$1,000,000 and up to \$5,000,000 add.....	\$2.75
Over \$5,000,000 and up to \$15,000,000 add.....	\$1.65
Over \$15,000,000 add.....	\$1.55
Minimum Premium.....	\$175.00

NOTE: To compute any rate on a fractional thousand of insurance (except as to minimum rate), multiply such fractional thousand by the rate per thousand applicable, considering any fraction of \$1,000 as a full \$1000.

REISSUE TITLE INSURANCE RATES FOR OWNERS OR LEASEHOLD POLICIES

If a new owner's or loan policy is to be issued on real property currently insured by an owner's policy issued by any title insurer licensed by the Maryland Insurance Administration, then a reissue rate shall apply up to the face amount of any such owner's policy currently in effect. If the amount of owner's title insurance then in effect is to be increased, then the premium for insurance coverage for any amount in excess of the insured amount of the current owner's policy must be calculated in accordance with basic title insurance rates for owner's policies in the applicable premium bracket. In all cases, the eligibility for the reissue rate premium shall be the responsibility of the proposed insured, who must produce (satisfactory) evidence of the purchase of a current owner's title policy for the same real property prior to closing. There shall be no limitation upon the number of times the reissue rate may be applied to a particular property.

Reissue Rates:

A purchaser or lessee of the same real property from the current insured owner shall be entitled to the following reissue rates for owner's title insurance in an amount up to the face amount of such prior policy:

Per Thousand	
Up to \$250,000 of insurance written.....	\$2.90
Over \$250,000 and up to \$500,000, add	2.45
Over \$500,000 and up to \$1,000,000, add	2.10
Over \$1,000,000 and up to \$5,000,000, add	1.65
Over \$5,000,000 and up to \$15,000,000, add	0.95
Over \$15,000,000, add	0.90

The minimum premium for an owner's policy based on reissue rates shall be\$175.00

HOMEOWNERS POLICY OF TITLE INSURANCE

The rate for a Homeowner's Policy of Title Insurance on a one-to-four family residence shall be 120% of the original Title Insurance Rate.

REISSUE RATES FOR ISSUANCE OF ALTA HOMEOWNER'S POLICY

If title to the real property is insured by an owner's policy issued by any title insurer licensed by the Maryland Insurance Administration, then the reissue rates set forth herein shall apply up to the amount of current owner's coverage. However, such reissue rate shall include a surcharge. The amount of the surcharge is determined by whether the existing owner's policy is (a) a standard ALTA owner's policy or (b) an ALTA Homeowner's Policy. (see below.) If the amount of the owner's title insurance in force is to be increased in the new ALTA Homeowner's Policy, then the premium for the additional insurance shall be calculated at 120% of basic title insurance rates for owner's policies.

Existing standard owner's policy: If there is an existing standard owner's policy, the reissue rate shall be 80% of the basic title insurance rates. (This represents the sum of a surcharge of 20% of basic rates plus standard owner's reissue rates.)

Existing ALTA Homeowner's Policy: If there is an existing ALTA Homeowner's Policy, the reissue rate shall be 120% of the reissue rates for owner's policies. (This represents the sum of a surcharge of 20% of reissue rates plus standard owner's reissue rates.)

UPGRADES FROM STANDARD OWNER'S POLICIES TO ALTA HOMEOWNER'S POLICY

An existing standard owner's policy may be "upgraded" to an ALTA Homeowner's Policy by surrendering the original owner's policy and paying an additional upgrade premium. The amount of such upgrade premium shall be determined by whether or not the effective date of the policy is to be advanced. (The premium for any increase above the face amount of the existing policy shall be 120% of the basic title insurance rate at the appropriate bracket.)

Policy Date Unchanged: If the original policy date is not advanced, the premium charged for such upgrade shall be equal to 20% of the basic insurance rate charged for the existing policy.

Policy Date Advanced: If the original policy date is advanced to a current date, the premium charged for such upgrade shall be 120% of the reissue rates for a standard owner's title insurance policy:

NOTE: In the event that the insured requests that the ALTA Homeowner's Policy be issued in an amount greater than the amount of the existing standard owner's policy, then an additional premium equal to 120% of the basic title insurance rate for owner's policies in the applicable premium bracket for such additional amount must be added to any upgrade premium.

BASIC TITLE INSURANCE RATES FOR "FIRST MORTGAGES"

A mortgage policy cannot be issued for an amount less than the full principal debt. A policy can, however, be issued for an amount up to 25% in excess of the debt to cover interest, foreclosure cost, etc.

The rate for original first mortgage title insurance shall be:

	Per Thousand
Up to \$250,000 of liability written.....	\$3.20
Over \$250,000 and up to \$500,000, add.....	\$2.90
Over \$500,000 and up to \$1,000,000 add.....	\$2.60
Over \$1,000,000 and up to \$5,000,000 add.....	\$1.75
Over \$5,000,000 and up to \$15,000,000.....	\$1.20
Over \$15,000,000 add.....	\$1.15
 Minimum Rate.....	 \$175.00

NOTE: To compute any insurance rate on a fractional thousand of insurance (except as to minimum rate), multiply such fractional thousand by the rate per thousand applicable, considering any fraction of \$1,000 as a full \$1000.

If the amount of insurance desired under the mortgage policy is in excess of the original owner's policy or mortgagee's policy, the excess shall be computed at the "First Mortgage" Rates under the applicable bracket or brackets.

RATES FOR THE ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICIES

The ALTA Expanded Coverage Residential Loan Policy provides substantial additional protection to first lien mortgage lenders beyond those provided by the standard ALTA loan policies. It is designed primarily to be issued simultaneously with the ALTA Homeowner's Policy. This policy is authorized for issuance only when insuring purchase money Mortgages on real property improved by owner-occupied 1-4 family residential dwellings or mortgages which refinance them.

The premium to be charged for an original ALTA Expanded Coverage Loan Policy shall be calculated by multiplying the basic title insurance rate for loan policies by 120%.

REISSUE RATE PREMIUM

Provided an owner's title insurance policy of any type was issued by any reputable underwriter licensed by the Maryland Insurance Administration insuring the borrower in the current transaction, this Reissue Rate Premium is available. All of the property to be insured must have been insured in the borrower's owner's policy to qualify for this rate. This rate shall not be applied in addition to any other discount.

The Reissue Rate Premium to be charged for an ALTA Loan Policy or an ALTA Short Form Residential Policy shall be 60% of the Basic Rate Premium specified in Sections 2.1 or 2.3, as applicable, of this Manual based upon the previous owner's policy amount, plus additional premium for any increased policy amount (new loan policy amount minus previous owner's policy amount) as specified in Sections 2.1 or 2.3, as applicable. The minimum Reissue Rate Premium is \$66.80 per ALTA Loan Policy or ALTA Short Form Residential Policy loan policy to be issued.

The Reissue Rate Premium to be charged for an ALTA Expanded Coverage Loan Policy or ALTA Short Form Expanded Coverage Residential Loan Policy depends upon the type of owner's policy insuring the borrower in the current transaction.

Existing ALTA Owner's Policy (Standard Coverage): When the existing owner's policy insuring the borrower in the current transaction is an ALTA Owner's Policy the Reissue Rate Premium shall be 60% of the Basic Rate Premium specified in Section 2.2 of this Manual based upon the previous owner's policy amount, plus additional premium for any increased policy amount (new loan policy amount minus previous owner's policy amount) as specified in Section 2.2. The minimum computed Reissue Rate Premium is \$80.16 per loan policy to be issued.

Existing ALTA Homeowner's Policy: When the existing owner's policy insuring the borrower in the current transaction is an ALTA Homeowner's Policy the Reissue Rate

Premium shall be 60% of the Basic Rate Premium specified in Section 2.2 of this Manual based upon the previous owner's policy amount, plus additional premium for any increased policy amount (new loan policy amount minus previous owner's policy amount) as specified in Section 2.2. The minimum computed Reissue Rate Premium is \$80.16 per loan policy to be issued.

The premiums for any endorsements shall be charged pursuant to Section 5 of this Manual.

The burden of proving eligibility for the Reissue Rate Premium shall be on the borrower who must produce prior to settlement a copy of the prior owner's policy. In no event shall the Company or its agents be required to apply the Reissue Rate Premium if a copy of the prior owner's policy is not furnished before settlement. The issuing NATIC agent shall retain for their file a copy of the prior owner's policy.

This Reissue Rate Premium for loan policies is applicable to all standard, expanded and short form loan policies insuring first mortgages, second mortgages and mortgages securing construction and credit line loans. There shall be no limitation upon the number of times this Reissue Rate Premium may be applied to a particular property.

**REFINANCE TITLE INSURANCE RATES FOR 1 TO 4
FAMILY DWELLING UNITS**

The 1 to 4 Family Dwelling Unit Refinance Rate for Loan Policies applies to transactions involving improved one-to-four family dwelling units. No current owner's policy is required. Loan proceeds used to finance the acquisition of an interest in the property do not qualify for Residential Refinance Rates.

The rate for original first mortgage title insurance shall be:

	Per Thousand
Up to \$250,000 of liability written.....	\$1.90
Over \$250,000 and up to \$500,000, add.....	\$1.75
Over \$500,000 and up to \$1,000,000 add.....	\$1.55
Over \$1,000,000 and up to \$5,000,000 add.....	\$1.15
Over \$5,000,000 and up to \$15,000,000.....	\$0.70
Over \$15,000,000 add.....	\$0.65
Minimum Rate.....	\$175.00

**REFINANCE RATES FOR ISSUANCE OF ALTA EXPANDED
COVERAGE LOAN POLICY**

If the lender requires the issuance of the ALTA Expanded Coverage Residential Loan Policy in a residential refinance transaction involving improved one-to-four family residential properties, the Residential Refinance Rate for Loan Policies applies. However, such refinance rate shall include a surcharge. The amount of the premium is calculated using the Residential Refinance

Rate for Loan Policies, plus 20%. For ease of calculation, calculate the premium using the Residential Refinance Rates for Loan Policies, then multiple the total by 120%.

Note: This policy is to be issued only when required by the Lender.

REISSUE TITLE INSURANCE RATES FOR ALL OTHER PROPERTIES (EXCLUDES RESIDENTIAL 1 TO 4 FAMILY DWELLING UNITS)

If the owner of any real property, EXCLUDING RESIDENTIAL 1 TO 4 FAMILY DWELLING UNITS, (This includes but is not limited to commercial, vacant land, multi-family residential, air space, easements and any other interest that is not considered a 1 to 4 Family Residential Dwelling) on which a loan policy is to be issued is insured under any current owner's policy issued by any title insurer licensed by the Maryland Insurance Administration, and can produce evidence of such policy (or a copy thereof) prior to settlement, then such owner shall be entitled to the Reissue Title Insurance Rates on a loan policy up to the amount of such owner's policy.

The Reissue Title Insurance Rates for all other properties (EXCLUDING RESIDENTIAL 1 TO 4 FAMILY DWELLING UNITS) is applicable to all standard form loan policies insuring first mortgages, second mortgages and mortgages securing construction and credit line loans.

In all cases, the burden of proving eligibility for the Reissue Title Insurance described in this section shall be on the borrower(s) who must produce evidence of a current owner's title policy for the same real property prior to closing. In no event shall the Company or its agents be required to calculate the premium at the Reissue Title Insurance Rates described in this section if the borrower fails to produce evidence of a current owner's policy before closing. There shall be no limitation upon the number of times this reissue rate may be applied to a particular property. To the extent that the amount of insurance desired under a loan policy exceeds the amount of the current owner's policy, then the premium for insurance coverage for any amount in excess of the insured amount of the current owner's policy must be calculated in accordance with basic title insurance rates for lender's policies in the applicable premium bracket.

The reissue rates for all other properties (excluding 1 to 4 Family Dwelling Units) shall be:
Per Thousand

Up to \$250,000 of insurance written.....	\$ 1.90
Over \$250,000 and up to \$500,000, add	1.75
Over \$500,000 and up to \$1,000,000, add	1.55
Over \$1,000,000 and up to \$5,000,000, add	1.15
Over \$5,000,000 and up to \$15,000,000, add	0.70
Over \$15,000,000, add	0.65

The minimum premium for a loan policy based on reissue rates shall be\$175.00

COMMERCIAL MORTGAGE REFINANCE RATES

For commercial loan transactions a refinance rate is applicable if the borrower shall provide a copy of the current loan policy issued within ten (10) years of the current application for mortgage title insurance by a title insurance company licensed to do business in the State, or shall provide other documentation/evidence of the purchase of said policy prior to settlement

Such rates apply up to the face amount of the previous policy. If more insurance is desired under a loan policy than was written in the policy which it supplants, the additional coverage must be computed at the original title insurance rates under the brackets applicable to the amount and kind of insurance applied for.

The premium charge for refinance standard commercial mortgages title insurance shall be:

Up to \$250,000 of insurance written.....	\$ 1.90
Over \$250,000 and up to \$500,000, add	1.75
Over \$500,000 and up to \$1,000,000, add	1.55
Over \$1,000,000 and up to \$5,000,000, add	1.15
Over \$5,000,000 and up to \$15,000,000, add	0.70
Over \$15,000,000, add	0.65

The minimum premium for a loan policy based on refinance rates shall be\$175.00

LIMITED COVERAGE JUNIOR LOAN POLICY

The limited insurance provided by the Junior Loan Policy insures a secondary lender against loss or damage on account of the fact that the

- a. The borrower is not the record owner of the land
- b. There are recorded monetary liens that are not in the policy
- c. There are recorded taxes or assessment lien by a governmental taxing authority not in the policy

The charge for said policy will be \$150.00 for liability up to \$150,000 and \$250.00 for liability up to \$300,000. The maximum liability of a Junior Loan Policy shall be \$300,000 without prior underwriter approval.

RATES FOR SIMULTANEOUS ISSUE OF POLICIES

Owner's and Loan Policies:

If an owner's policy and a loan policy or policies covering the same real property are to be issued simultaneously and bear the same Effective Date, then the applicable rate shall be the basic title insurance rate for owner's policies or the reissue rate, whichever is applicable, plus \$175.00 for each standard loan policy simultaneously issued, and in an amount not to exceed, in the aggregate, the amount of the owner's policy. In the event that the aggregate loan policy coverage exceeds the amount of the owner's policy, then an additional premium, calculated in the appropriate bracket of the basic title insurance rate for loan policies on the amount of additional loan policy coverage, must also be charged. This rate is applicable to purchase money, credit line/home equity and/or construction/development loans.

In all cases the owner's policy shall be in an amount equal to the actual purchase price of the property or, in the event that the transfer to the borrowers is unrelated to a sale of real property, in an amount equal to either the full assessed value for tax purposes or the fair market value of the property, whichever is greater.

Rates for Simultaneous Issue – First and Second Mortgage Policies:

Where multiple loan policies are issued simultaneously (without the issuance of an owner's title insurance policy), the two loans may be "stacked" rather than computing each separately. The rate is determined by adding the amount of the two mortgages and applying the rate schedule to that sum and adding \$175.00 for the issuance of the additional policy.

Owner's and Leasehold Owner's Policies:

Whenever an owner's policy and a leasehold owner's policy covering the same real property are to be issued simultaneously and the amount of the leasehold owner's policy does not exceed the amount of the owner's policy, the rate for the leasehold owner's policy shall be 35% of the rate charged for the owner's policy on the fee simple estate, with a minimum charge of \$175.00.

SIMULTANEOUS ISSUE RATES FOR ALTA EXPANDED COVERAGE RESIDENTIAL LOAN POLICY

Simultaneous issue rates are likewise applicable when using this loan policy regardless of whether the owner's policy covering the same real property is to be the ALTA Homeowner's Policy or a standard owner's policy. In either case, there shall be an additional \$175.00 charge for a simultaneously issued ALTA Expanded Coverage Residential Loan Policy not in excess of the owner's policy.

However, in the event the ALTA Expanded Coverage Residential Loan Policy is issued in conjunction with a standard owner's policy, there shall be an additional surcharge in the amount of 20% of the basic rate for loan policies calculated on the full amount of such loan policy.

EXTENSION OR MODIFICATION OF MORTGAGE LOANS

When the indebtedness secured by a mortgage on real property, the title to which has previously been insured by this Company, is renewed by an extension agreement or is modified, a new title policy or an endorsement to the existing policy furnishing coverage up to the amount of the existing policy and including the date of recording of the extension or modification agreement will be issued at the rates set forth below. If a higher amount of insurance is desired than was provided under the existing policy, the charge for the additional amounts must be calculated at the full scheduled rate under the applicable bracket for such additional amounts.

	Per Thousand
Up to \$250,000 of liability written.....	\$1.50
Over \$250,000 and up to \$500,000, add.....	\$1.00
Over \$500,000 and up to \$1,000,000 add.....	\$0.90
Over \$1,000,000 and up to \$5,000,000 add.....	\$0.75
Over \$5,000,000	\$0.60

INSURED CLOSING PROTECTION LETTERS

Closing protection letters shall be issued upon request by the applicable lender, buyer or seller in all transactions where the Company's title insurance policies are issued and where the Company's issuing agent or agency is performing settlement services. The premium for issuing the Closing Protection Letter is \$30.00, and payable in gross to the Company and not subject to commissions or splits.

SECTION 2

APPLICATION OF RATES

I-1 Charges – Computing:

All charges for title insurance are to be computed in accordance with these rules and the Basic Schedule of Rates shown herein. Rates specified herein shall be charged as of the effective date of the filing (in effect rate at time of Commitment to the consumer shall be the rate charged).

I-2 Additional Charges – Application:

Except where otherwise designated, all charges for additional coverage shall be added to and become a part of the rate. When the schedule provides for the addition of a given percentage, each percentage is computed upon the charge in the appropriate bracket set forth in the Basic Schedule of Rates.

I-3 Percentage Calculations:

All percentage calculations must be based on 100% of the rate for the applicable title policy as set forth in the Basic Schedule of Rates.

I-4 Definitions:

I-4.1 Inspections:

A physical inspection of the property by a representative or designee of the insuring company to determine facts that are not matters of record and which are insured against in policies or endorsements.

I-4.2 Fair Value:

The fair value shall be considered to be the full value of the property, including all encumbrances of record which specifically affect the property, but excluding all blanket type of encumbrances. If no sale is involved, the fair value is determined from available information, but in no event shall it be less than the total of all encumbrances of record.

I-4.3 Insured Owner:

- (a) The name insured, the vestee, or the parties as defined in a policy of title insurance.
- (b) A corporation acquiring title from its insured stockholders, or stockholders in an insured corporation acquiring title from the corporation.
- (c) A distributee in an estate of a deceased insured owner.
- (d) A principal acquiring title from an insured nominee or trustee, or a nominee or trustee acquiring title from an insured principal.
- (e) A grantee by gift from an insured owner.
- (f) A trustee acquiring title from an insured owner to establish a trust in which the insured owner is a beneficiary, or a beneficiary acquiring title from an insured trustee to terminate or change a trust.
- (g) A partnership acquiring title from insured owners who are members of a partnership, or partners acquiring title from an insured partnership.

NOTE: The definitions of “insured owner” are for use only in connection with this schedule of fees and charges and are not applicable to the definition of “insureds” as defined under any policy of title insurance.

I-4.4 Parcel Definitions:

- (a) Property in the same tract, subdivision or section, title to which is vested in one owner, is considered being one parcel and the charge is the schedule rate applicable.
- (b) Property in the same or different tract, subdivision or section, title to which is vested in separate owners, is considered to be separate parcels and the schedule rate is charged on each separate ownership.
- (c) Property in different tracts, subdivisions or sections, title to which is vested in one owner, is considered to be separate parcels and in addition to the schedule charge for the policy, a minimum charge of \$50.00 is made for each such separate parcel. This \$50.00 minimum charge does not apply if separate parcels in different tracts, subdivision, or sections abut to form one parcel.

SECTION 3
ENDORSEMENTS

Endorsement charges may vary depending on the risk involved in each transaction. Please refer to the Underwriter for charges. Most standard ALTA endorsements commonly issued on residential transactions, including, but not limited to, the ALTA 4, 4.1, 5, 5.1, 6, 6.2, 8.1, 9 Series, 14 Series and 22 may be issued at no charge.