



COMMONWEALTH OF VIRGINIA

TITLE INSURANCE RATES AND CHARGES

Application and Schedule of Rates

Effective: July 20, 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 counties within the Commonwealth of Virginia.

ORIGINAL TITLE INSURANCE RATES FOR STANDARD 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.....	\$3.90
Over \$250,000, and up to \$500,000, add.....	\$3.70
Over \$500,000 and up to \$1,000,000 add.....	\$3.40
Over \$1,000,000 and up to \$5,000,000 add.....	\$2.25
Over \$5,000,000.....	\$2.10
 Minimum Premium.....	 \$200.00

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 within the last 10 years, then a reissue rate shall apply up to the face amount of any such owner's policy currently in effect as rounded up to the next thousand. 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 as shown in the "ORIGINAL TITLE INSURANCE RATES FOR BASIC OWNER'S OR LEASEHOLD POLICIES" above.

If the new owner elects the ALTA Homeowner's Policy, then the premium should be calculated in accordance with the applicable rate for Homeowner's policy.

Reissue Rates: A purchaser or lessee of the same real property from the current insured owner shall be entitled to the reissue rates calculated by applying a 30 percent discount to the standard owner's or Homeowner's rates (whichever is applicable), up to the face amount of the prior owner's policy, rounded to the next thousand. The minimum premium based upon reissue rates shall be \$200.00.

In all cases, the burden of proving eligibility for the reissue rate premium shall be on the proposed insured who must produce prior to closing:

- a. An owner's title policy, or a copy thereof, insuring the seller in the current transaction for the same real property; or
- b. A settlement statement for the same real property for the transaction in which the Owners policy was issued showing payment of a title insurance premium; or
- c. Evidence in writing, acceptable to the Company, naming the underwriter on the prior policy, the policy type, the policy date, the policy number and the policy's limit of liability, said sections a. b. or c. also referred to here and hereafter as "proof of prior insurance".

In no event shall the Company or its agents be required to calculate the premium at the reissue title insurance rate if the insured fails to produce evidence of a prior owner's policy before closing.

There shall be no limitation upon the number of times the reissue rate may be applied to a particular property for refinance transactions.

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. The minimum premium for a Homeowners Policy is \$240.00.

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. The minimum premium for such upgrade is \$100.00.

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. For example, if the premium for the existing standard owner's policy in the amount of \$100,000 was \$390, and the reissue rate would be 70% of \$390 or \$273, then 120% of \$273 would be \$327.60. The minimum premium for such upgrade is \$100.00. 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. The minimum premium for such upgrade is \$120.00.

**STANDARD 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.....	\$2.90
Over \$250,000 and up to \$500,000, add.....	\$2.70
Over \$500,000 and up to \$1,000,000 add.....	\$2.40
Over \$1,000,000 and up to \$5,000,000 add.....	\$1.25
Over \$5,000,000 add.....	\$1.10
 Minimum Rate.....	 \$200.00

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%.

The minimum premium for an ALTA Expanded Coverage Loan Policy owner’s policy shall be \$240.00.

**REISSUE TITLE INSURANCE RATES FOR
“FIRST MORTGAGES”**

If the owner of real property on which a loan policy is to be issued is insured under any current owner's policy with an effective date within the last 10 years, and can produce proof of prior

insurance at or prior to settlement, then such owner shall be entitled to the reissue title insurance premium rate on a loan policy up to the amount of such owner's policy as set forth below as rounded up to the next thousand.

The reissue title insurance rate 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.

The burden of proving eligibility for the reissue title insurance premium for loan policies shall be on the borrower(s). In no event shall the Company or its agents be required to calculate the premium at the reissue insurance rate for loan policies *if the borrower fails to produce proof of prior insurance at or 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, the premium for the additional insurance coverage shall be computed at the basic title insurance rate for loan policies.

Reissue Rates: The reissue title insurance rates for loan policies are calculated by applying a 30 percent discount to the standard loan rates, or expanded coverage loan policy rates, whichever is applicable, based upon and up to the amount of the prior owner's policy, issued within the last 10 years, rounded up to the next thousand. The minimum premium based upon reissue rates shall be \$275.00.

RESIDENTIAL REFINANCE RATES

For Residential refinance loan transactions involving improved one-to-four family residential properties, the residential refinance loan rate for a Loan Policy is 70% of the policy rate and shall be applied as to the face amount of the new mortgage. A refinance loan transaction is a transaction in which the loan proceeds are used for any purpose other than financing or the acquisition of the property in a concurrent purchase transaction.

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 "First Mortgage" rates under the applicable bracket or brackets.

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
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 \$200,000. The maximum liability of a Junior Loan Policy shall be \$200,000 without prior underwriter approval.

SIMULTANEOUS ISSUANCE OF MORTGAGE AND OWNER'S POLICIES

When an owner's and a mortgagee's policy or policies covering identical land are to be issued simultaneously, the rate applicable for the owner's policy shall be either the regular owner's rate or reissue owner's rate. The rate for the mortgage policy or policies so simultaneously for an amount of insurance not in excess of the owner's policy is \$150.00. The premium on the amount of the mortgage policy or policies in excess of the owner's policy is figured at the First Mortgage rates under the applicable brackets.

In all cases, the owner's policy shall be issued for the full insurable value of the premises. The title must be certified down to a date which will include the filing for record of both the deed to the mortgagor and the mortgage itself. Both policies must be identical date and the owner's policy must show the mortgage as an exception under Schedule "B" thereof. It is not essential that the property be acquired simultaneously with the giving of the mortgage, but this rate, where applicable, has reference to the simultaneous issuance of an owner's and mortgagee's policy or policies.

For multiple owner's policies, the rate for the additional policy shall be equal to the applicable rate under the applicable brackets at a 30% discount. The minimum rate for such a policy shall be \$200.00

ASSIGNMENT OR EXTENSION MODIFICATION ENDORSEMENTS

Modifications of existing loans which require an endorsement to the existing mortgagee policy without increasing the loan amount can be issued for a premium of 30% of the original premium paid. Modifications of existing loans which require an endorsement to the existing mortgagee policy and increase the loan amount can be issued for a premium of 30% of the original premium paid with an additional premium for the increased amount. This additional premium is calculated at the appropriate tier in which the increase falls.

INSURED CLOSING PROTECTION LETTERS

Closing protection letters shall be issued upon request by the applicable lender or buyer 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 rate for issuance of a closing protection letter shall be twenty-five dollars (\$25.00).

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

1. There is no charge for endorsements in the following group:

ALTA Endorsement Form 1 - 06 Street Assessments (06-17-06)
ALTA Endorsement Form 2 - 06 Truth in Lending (06-17-06)
ALTA Endorsement Form 4 - 06 Condominium (10-16-08) (Rev. 2-3-10)
ALTA Endorsement Form 4.1 - 06 Condominium (10-16-08)
ALTA Endorsement Form 5 - 06 Planned Unit Development (10-16-08)(Rev. 2-3-10)
ALTA Endorsement Form 5.1 - 06 Planned Unit Development (10-16-08)
ALTA Endorsement Form 6 - 06 Variable Rate Mortgage (10-16-08)
ALTA Endorsement Form 6.2 - 06 Variable Rate Mortgage - Negative Amortization (10-16-08)
ALTA Endorsement Form 7 - 06 Manufactured Housing Unit (06-17-06)
ALTA Endorsement Form 7.1 - 06 Manufactured Housing - Conversion; Loan (06-17-06)
ALTA Endorsement Form 7.2 - 06 Manufactured Housing - Conversion: Owner's (06-17-06)
ALTA Endorsement Form 8.1 - 06 Environmental Protection (06-17-06)
ALTA Endorsement Form 9 - 06 Restrictions, Encroachments, Minerals (Rev. 4-2-12)
ALTA Endorsement Form 10 - 06 Assignment (10-16-08) (Rev. 2-3-10)
ALTA Endorsement Form 13 - 06 Leasehold - Owners (Rev. 4-2-12)
ALTA Endorsement Form 13.1 - 06 Leasehold - Loan (Rev. 4-2-12)
ALTA Endorsement Form 39-06 Policy Authentication (4-2-13)
ALTA JR2- Revolving Credit/Variable Rate (Rev. 8-1-12)
Blank Endorsement form--So long as it is not prepared to provide any of the coverages provided by any of the endorsements in these groups.

2. The endorsements in the following group are restricted endorsements and require underwriting approval prior to issuance. The charge for each restricted endorsement in this group is \$50.00.

ALTA Endorsement 8.2-06 Commercial Environmental Protection Lien (10-16-08)
ALTA Endorsement Form 9.1 - 06 Restrictions, Encroachments, Minerals-Owner's Policy: Unimproved Land (Rev. 4-2-12)
ALTA Endorsement Form 9.2 - 06 Restrictions, Encroachments, and Minerals - Owner's Policy: Improved Land (Rev. 4-2-12)
ALTA Endorsement Form 9.3 - 06 Restrictions, Encroachments, Minerals - Loan Policy (Rev. 4-2-12)
ALTA Endorsement Form 9.6 - 06 Private Rights-Loan Policy (4-2-12) (Rev. 4-2-13)
ALTA Endorsement Form 9.6-06 Private Rights-Owner's Policy (4-2-13)
ALTA Endorsement Form 9.7 - 06 Restrictions, Encroachments, Minerals – Land Under Development-Loan Policy (4-2-12)
ALTA Endorsement Form 9.8-06 Covenants Conditions & Restrictions-Owner's Policy (4-2-12)
ALTA Endorsement Form 9.9-06 Private Right-Owner's Policy (4-2-13)
ALTA Endorsement Form 9.10-06 Restrictions, Encroachments, Minerals-Current Violations-Loan Policy (4-2-13)
ALTA Endorsement Form 10.1 - 06 Assignment and Date Down (10-16-08)(Revised 2-3-10)
ALTA Endorsement Form 14 - 06 Future Advance - Priority (06-17-06) (Revised 2-3-11)
ALTA Endorsement Form 14.1 - 06 Future Advance - Knowledge (06-17-06)(Revised 2-3-11)

ALTA Endorsement Form 14.2 - 06 Future Advance - Letter of Credit (06-17-06)(Revised 2-3-11)
ALTA Endorsement Form 14.3 - 06 Future Advance - Reverse Mortgage (06-17-06) (Rev. 2-3-11)
ALTA Endorsement Form 17 - 06 Access and Entry (06-17-06)
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ALTA Endorsement Form 17.1 - 06 Indirect Access and Entry (06-17-06)
ALTA Endorsement Form 17.2-06 Indirect Access and Entry (10-16-08)
ALTA Endorsement Form 18 - 06 Single Tax Parcel (06-17-06)
ALTA Endorsement Form 18.1 - 06 Multiple Tax Parcel (06-17-06)
ALTA Endorsement Form 19 - 06 Contiguity-Multiple Parcels (06-17-06)
ALTA Endorsement Form 19.1 - 06 Contiguity-Single Parcel (06-17-06)
ALTA Endorsement Form 22 - 06 Location (06-17-06)
ALTA Endorsement Form 22.1 - 06 Location and Map (06-17-06)
ALTA Endorsement Form 23-06 Coinsurance (1-8-08) Rev. 10-16-08)
ALTA Endorsement Form 24-06 Doing Business (10-16-08)
ALTA Endorsement Form 25-06 Same as Survey (10-16-08)
ALTA Endorsement Form 25.1-06 Same as Portion of Survey (10-16-08)
ALTA Endorsement Form 26-06 Subdivision (10-16-08)
ALTA Endorsement Form 30-06 One to Four Family Shared Appreciation Mortgage Endorsement (7-26-10)
ALTA Endorsement Form 33-06 Disbursement (2-3-11)
ALTA Endorsement Form 37-06 Assignment of Rents or Leases (12-3-12)
ALTA JR1- Supplemental Coverage (Rev. 8-1-12)

3. The endorsement(s) in the following group is(are) restricted commercial endorsements and require underwriting approval prior to issuance. The charge for each endorsement in the following group is 15% of the premium calculated at the rate on the full liability of the policy being endorsed. The minimum charge for each endorsement in the following category is \$50.00.

ALTA Endorsement Form 16 - 06 Mezzanine Financing (06-17-06)
ALTA Endorsement Form 28-06 Easement-Damage or Enforced Removal (10-16-08) (Rev. 2-3-10)
ALTA Endorsement Form 28.1-06 Encroachments-Boundaries and Easements (4-2-12)
There will be no charge for endorsement form 28.1-06 if it is issued with a 35 series endorsement for the same policy.
ALTA Endorsement Form 28.2-06 Encroachments-Boundaries and Easements-Described Improvements (4-2-13)
ALTA Endorsement Form 30.1-06 Commercial Participation Interest (8-1-12)
ALTA Endorsement Form 35-06 Minerals & Other Subsurface Substances-Buildings (4-2-12)
ALTA Endorsement Form 35.1-06 Minerals & Other Subsurface Substances-Improvements (4-2-12)
ALTA Endorsement Form 35.2-06 Minerals & Other Subsurface Substances-Described Improvements (4-2-12)
ALTA Endorsement Form 35.3-06 Minerals & Other Subsurface Substances-Land Under Development (4-2-12)

4. The endorsements in the following group are restricted endorsements and require underwriting approval prior to issuance. The charge for each of the endorsements in the following group is 25% of the standard premium calculated on the full liability of the policy being endorsed. The minimum charge for each endorsement in the following category is \$75.00.

ALTA Endorsement Form 3 - 06 Zoning Unimproved Land (06-17-06)
ALTA Endorsement Form 3.1 - 06 Zoning - Completed Structure (06-17-06) Rev. 10-22-09
ALTA Endorsement Form 3.2-06 Zoning-Land Under Development (4-2-12)
ALTA Endorsement Form 11 - 06 Mortgage Modification (06-17-06)
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ALTA Endorsement Form 11.1-06 Mortgage Modification with Subordination (10-22-09)
ALTA Endorsement Form 12 - 06 Aggregation-Loan Policy (06-17-06) (Rev. 4-2-13)
ALTA Endorsement Form 12.1-06 Aggregation-State Limits-Loan Policy (4-2-13)
ALTA Endorsement Form 15 - 06 Non-Imputation - Full Equity Transfer (06-17-06)
ALTA Endorsement Form 15.1 - 06 Non-Imputation - Additional Insured (06-17-06)
ALTA Endorsement Form 15.2 - 06 Non-Imputation - Partial Equity Transfer (06-17-06)
ALTA Endorsement Form 16 - 06 Mezzanine Financing (06-17-06)
ALTA Endorsement Form 20 - 06 First Loss-Multiple Parcel Transactions (06-17-06)
ALTA Endorsement Form 27-06 Usury (10-16-08)
ALTA Endorsement Form 29-06 Interest Rate Swap Endorsement - Direct Obligation (2-3-10)
ALTA Endorsement Form 29.1-06 Interest Rate Swap Endorsement - Additional Interest (2-3-10)
ALTA Endorsement Form 29.2-06 Interest Rate Swap Endorsement - Direct Obligation -Defined Amount (8-1-11)
ALTA Endorsement Form 29.3-06 Interest Rate Swap Endorsement - Additional Interest - Defined Amount (8-1-11)
ALTA Endorsement Form 31-06 Severable Improvements Endorsement (2-3-11)
ALTA Endorsement Form 32-06 Construction Loan – Pending Disbursement(2-3-11)
ALTA Endorsement Form 32.1-06 Construction Loan - Loss of Priority-Direct Payment (4-2-13)
ALTA Endorsement Form 32.2-06 Construction Loan-Loss of Priority-Insured's Direct Payment (4-2-13)
ALTA Endorsement Form 34-06 Identified Risk Coverage (8-1-11)
ALTA Endorsement Form 36-06 Energy Project-Leasehold/Easement-Owner's (4-2-12)
ALTA Endorsement Form 36.1-06 Energy Project-Leasehold/Easement-Loan (4-2-12)
ALTA Endorsement Form 36.2-06 Energy Project-Leasehold-Owner's (4-2-12)
ALTA Endorsement Form 36.3-06 Energy Project-Leasehold-Loan (4-2-12)
ALTA Endorsement Form 36.4-06 Energy Project-Covenants, Conditions & Restrictions-Land Under Development-Owner's (4-2-12)
ALTA Endorsement Form 36.5-06 Energy Project-Covenants, Conditions & Restrictions-Land Under Development-Loan (4-2-12)
ALTA Endorsement Form 36.6 Energy Project-Encroachments (4-2-12)
Last Dollar Endorsement - Non ALTA form.