



# Lender's Policy Comparison

Investors Title Insurance Company provides the proposed insured with coverage options. The standard policy covers you for defects and liens in the history of your title through the date and time the mortgage/deed of trust is recorded in the public records. The ALTA Expanded Coverage Residential Loan Policy provides enhanced coverage, protecting you from additional risks, including some that might occur after the mortgage/deed of trust is recorded.

<b>COVERAGE COMPARISON*</b> Assumes Investors Title Insurance Company guidelines for the issuance of the applicable policy have been met.	ALTA Loan Policy (06-17-2006)**	ALTA Expanded Coverage Residential Loan Policy (04-02-15)***
<b>Covered Risks</b>		
1. Title being vested other than stated in Schedule A	✓	✓
2. Defects, liens, or encumbrances	✓	✓
3. Defects expressly include execution	✓	✓
4. Defects expressly include the failure to comply with electronic law	✓	✓
5. Defects expressly include the failure to promptly file, record, or index	✓	✓
6. Taxes are not yet due and payable	✓	✓
7. Defects expressly include encroachments, violations, variations, and adverse circumstances disclosed by accurate survey	✓	✓
8. Encroachments expressly include those onto adjoining land	✓	✓
9. Unmarketable Title	✓	✓
10. No right of access to and from the land	✓	✓
11. Notice of the violation or enforcements of laws, regulations, permits, or ordinances recorded in the Public Records	✓	✓
12. Notice of the exercise of eminent domain recorded in the Public Records	✓	✓
13. Eminent domain binding on the bona fide purchaser	✓	✓
14. Invalidity and unenforceability of the Insured Mortgage	✓	✓
15. Invalidity and unenforceability of the Insured Mortgage explicitly includes execution	✓	✓
16. Invalidity and unenforceability of the Insured Mortgage explicitly includes the failure to comply with electronic transactions law	✓	✓
17. Invalidity and unenforceability of the Insured Mortgage explicitly includes the failure to properly file, record, or index	✓	✓
18. Lack of priority of the Insured Mortgage	✓	✓
19. Lack of priority of the Insured Mortgage over certain mechanics' liens	✓	✓
20. Lack of priority of the Insured Mortgage over assessments for street improvements under construction or completed at Date of Policy	✓	✓
21. Invalidity or unenforceability of any assignment of the Insured Mortgage shown in Schedule A	✓	✓
22. Invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage because the current transaction is a fraudulent transfer or voidable preference	✓	✓
23. Invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage because the prior transaction is a fraudulent transfer or voidable preference	✓	✓
24. Alternative remedy if the prior transaction is fraudulent transfer or voidable preference; only if Insured Mortgage is invalid or lacks priority	✓	✓
25. Invalidity, unenforceability, lack of priority, or avoidance of the lien of the Insured Mortgage because of the preference resulting from the failure of the recording to be timely or to impart notice	✓	✓
26. Gap Coverage	✓	✓

# Lender's Policy Comparison *(continued)*

<b>COVERAGE COMPARISON*</b>		ALTA Loan Policy (06-17-2006)**	ALTA Expanded Coverage Residential Loan Policy (04-02-15)***
Assumes Investors Title Insurance Company guidelines for the issuance of the applicable policy have been met.			
<b>Post-Policy Coverage</b>			
27. Priority of the line of the Insured Mortgage with respect to future advances			✓
28. Failure of the existing one-to-four family residential structure or residential condominium unit to have been constructed with a valid building permit			✓
29. Loss because a future modification or replacement of the residential structure or condominium unit violates a restriction shown in Schedule B			✓
30. Damage to improvements, including lawns, shrubbery, or trees constructed or planted on the Land before, on, or after Date of Policy from the use of the surface for the extraction or development of minerals, water, or other substance			✓
31. Encroachments onto the Land after Date of Policy			✓
32. Encroachment of improvements constructed on the Land after Date of Policy onto adjoining property or over any easement or setback line			✓
33. Insurance against a post-policy forgery, subordination, assignment, release, or conveyance of the Insured Mortgage, all of which would require joinder by the lender; post-policy modification signed by the borrowers is not included			✓
34. Insurance against the invalidity, unenforceability, or lack of priority of the lien of the Insured Mortgage as to Advances or changes in interest subsequent to a modification			✓
35. Damage to improvements resulting from the exercise of any right to use or maintain any easement referenced in Schedule B			✓
36. Interference with the use of an improvement for one-to-four family residential purposes constructed on the Land on, before, or after Date of Policy by reason of the right to use or maintain an easement			✓
37. Insurance for supplemental taxes, such as for construction or change of ownership or use that previously occurred and was not previously assessed			✓
<b>Expanded Coverage</b>			
38. Insurance against taxation of the Land as part of a larger parcel			✓
39. Street Address Inconsistencies			✓
40. Failure of the land to be an improved one-to-four family residential structure or residential condominium unit			✓
41. Failure of land to be zoned to permit a one-to-four family residential structure or residential condominium unit			✓
42. Failure of the land to be a lawfully created one-to-four family residential structure or residential condominium unit			✓
43. Forced removal, modification or replacement or any existing one-to-four family residential structure or residential condominium unit			✓
44. Assessment or taxation of the land by government authority			✓
45. Supplemental real estate taxes, including those caused by construction or change of ownership or use, occurring before the Date of Policy, not previously assessed against the land before the Date of the Policy			✓
46. Invalidity or unenforceability of the Insured Mortgage based on violation of usury laws of the state where the land is located			✓
<b>Endorsements – coverage afforded by these endorsements may be removed by statement in Schedule B</b>			
47. ALTA 4-06 - Condominium or ALTA 4.1-06 - Condominium†			✓
48. ALTA 5-06 - Planned Unit Development or ALTA 5.1-06 - Planned Unit Development†			✓
49. ALTA 6-06 - Variable Rate Mortgage			✓
50. ALTA 6.2-06 - Variable Rate Mortgage - Negative Amortization			✓
51. ALTA 8.1-06 - Environmental Protection Lien			✓
52. ALTA 9-06 - Restrictions, Encroachments, Minerals†			✓
53. ALTA 9.10-06 - Restrictions, Encroachments, Minerals - Current Violations - Loan Policy†			✓

\* Premiums for the coverage are based on ITIC established rates.

\*\* The ALTA Loan Policy (06-17-2006) may be used on Residential and Commercial Transactions. Available as a Short Form Product on purchase or refinance transactions, improved property in a platted residential subdivision, a completed residential condominium unit or improved, residential property with a metes/bounds legal description that does not exceed 25 acres of land.

\*\*\* The ALTA Expanded Coverage Residential Loan Policy may be used on purchase or refinance transactions, improved property in a platted residential subdivision, a completed residential condominium unit or improved, residential property with a metes/bounds legal description that does not exceed 25 acres of land. Not applicable for construction loans. There are two versions of the ALTA Expanded Coverage Residential Loan Policy (04-02-15): Assessments Priority and Current Assessments. The version offered will differ depending on the state where the property is located. Available as a Short Form product.

† The ALTA 4-06 - Condominiums, ALTA 5-06 - Planned Unit Development, and the ALTA 9-06 - Restrictions, Encroachments, Minerals are available on the ALTA Expanded Coverage Residential Loan Policy - Assessments Priority (04-02-15) only, and the 4.1-06 - Condominiums, ALTA 5.1-06 - Planned Unit Development, and the ALTA 9.10-06 - Restrictions, Encroachments, Minerals - Current Violations, Loan Policy are available on the ALTA Expanded Coverage Residential Loan Policy - Current Assessments (04-02-15).

**This chart is intended for summary comparison only and is not a full explanation of coverage afforded by the title insurance policy. There are exceptions, exclusions, and conditions to coverage that limit or narrow the coverage afforded. For more details please contact your Investors Title representative or your Investors Title branch office. Visit [www.invtitle.com](http://www.invtitle.com).**