

**NORTH CAROLINA TITLE INSURANCE RATE CHANGES
EFFECTIVE APRIL 1, 2016
CHICAGO TITLE INSURANCE COMPANY**

On February 4, 2016, the North Carolina Department of Insurance acknowledged changes to the Regular Rate, Limited Coverage Policy Premium and Closing Services Insurance Rate for title insurance as detailed below.

These rates are effective April 1, 2016.

Regular Rates for a Loan and/or Owner's Policy Per Thousand	
Up to \$100,000	\$2.45
\$100,001 to \$500,000, add	\$1.91
\$500,001 to \$2,000,000, add	\$1.25
\$2,000,001 to \$7,000,000, add	\$0.96
\$7,000,001 and above, add	\$0.66

Equity Master, Master Home Equity Loan Policy, FACT, ALTA Residential Limited Coverage (Junior Loan) or Other Similar Limited Coverage Policies	
Policy Amount	Premium
Up to \$100,000	\$53.00
\$100,001 to \$250,000	\$77.00
\$250,001 to \$500,000	\$161.00
Policy amount shall not exceed \$500,000	

Closing Services Insurance Rate Per Thousand	
Up to \$100,000	\$0.60
\$100,001 to \$500,000, add	\$0.12
\$500,001 and above, add	\$0.00

There are no other changes to the filed title insurance rates.

A chart of all *North Carolina Title Insurance Rates* effective April 1, 2016, is attached.

Included near the bottom of the first page of the rate chart is the web address for our online *National Rate Calculator* for computation of title insurance premium charges. This calculator will be updated prior to April 1, 2016, to display premiums based on the new rates.

Please contact us if you have any questions or need additional information.

THANKS FOR INSURING WITH CHICAGO TITLE.

North Carolina Title Insurance Rates

North Carolina title insurance rates apply to ANY title insurance Policy issued that insures property situated in North Carolina, regardless of where the title insurance Policy is issued. Such filed rates are comprehensive and encompass all the premiums for title insurance that are currently authorized.



Member of the North Carolina Title Insurance Rating Bureau

www.northcarolina.ctt.com

Online Rate Calculator Available at:

<http://ratecalculator.fnf.com/?id=chicagotitle&state=NC>

Rates Effective April 1, 2016

Minimum Premium

The minimum premium for Regular Rates and Reissue Rates shall be \$50.00.

Regular Rates for a Loan and/or an Owner’s Policy

	<u>Rate Per Thousand</u>
Up to \$100,000.....	\$2.45
\$100,001 to \$500,000, add	\$1.91
\$500,001 to \$2,000,000, add	\$1.25
\$2,000,001 to \$7,000,000, add	\$0.96
\$7,000,001 and above, add.....	\$0.66

ALTA Homeowner’s Policy of Title Insurance and ALTA Expanded Coverage Residential Loan Policy

The ALTA Homeowner’s Policy of Title Insurance and ALTA Expanded Coverage Residential Loan Policy are available for qualifying improved one-to-four family residences at the applicable Rate plus an additional 20% of the Regular Rates.

Simultaneous Issue of Owner’s and Loan Policies

In all loan transactions, one or more Loan Policies may be issued simultaneously with an Owner’s policy covering Identical Property for a single premium, plus a Simultaneous Issue Premium charge of \$25.00 for each Loan Policy issued. All title insurance Rates apply to this category. When Policies are issued insuring both a first deed of trust and junior deeds of trust simultaneously with an Owner’s Policy, the Policy Premium is determined by multiplying the applicable Rate by the higher of the coverage under the Owner’s Policy, or the total of the coverage amounts under the Loan Policies, plus a Simultaneous Issue Premium of \$25.00 for each Loan Policy issued.

Reissue

When a Prior Policy has been issued on Identical Property within fifteen (15) years, the Rate shall be 50% of the Regular Rate up to the amount of the Prior Policy. Regular Rates shall apply to coverage amounts in excess of the Prior Policy amount. The Prior Policy or HUD-1 must be provided to the Insurer to receive the Reissue Rate.

When a Prior Policy has been issued to a Subdivider/Developer/Builder within fifteen (15) years, the Rate shall be 50% of the Regular Rate up to the sales price of the individual lot, unit, or tract subdivided from the Land originally insured. The Prior Policy or HUD-1 must be provided to the Insurer to receive the Reissue Rate.

Builders Revolving Lines of Credit Deed of Trust

An additional Premium shall be charged once the aggregate coverage amount of each separate Property insured exceeds the amount of insurance shown on the Policy.

Equity Master, Master Home Equity Loan Policy, FACT, ALTA Residential Limited Coverage (Junior Loan) or Other Similar Limited Coverage Policies

As required by North Carolina General Statutes for all title insurance Policies, these Policies require the title opinion of a licensed North Carolina attorney.

<u>Policy Amount</u>	<u>Premium</u>
Up to \$100,000.....	\$ 53.00
\$100,001 to \$250,000	\$ 77.00
\$250,001 to \$500,000	\$161.00
Policy amount shall not exceed \$500,000.	

Closing Services Insurance

The Premium for Closing Services Insurance is as follows:

	<u>Rate Per Thousand</u>
Up to \$100,000.....	\$0.60
\$100,001 - \$500,000, add	\$0.12
\$500,001 and above, add	\$0.00

Commitment for Title Insurance Policy

The Premium for the issuance of a Commitment is \$15.00.

Residential Endorsements

For Residential Transactions only, an Endorsement Premium in the amount of \$20.00 shall be charged for each of the following ALTA Endorsements:

- ALTA Endorsement 5 (Planned Unit Development)
- ALTA Endorsement 8.1 (Environmental Protection)
- ALTA Endorsement 9 (Restrictions, Encroachments, Minerals)