

124 One Madison Plaza, Suite 2100 (39110)
P.O. Box 2901
Madison, Mississippi 39130-2901
601.969.0222 (Phone)
601.969.2215 (Fax)

COMPANY NEWS

June 4, 2012

To: Tennessee Agents and Approved Attorneys

Re: Tennessee Premium Rate Changes and Closing Protection Letter Fee

Tennessee Premium Rate Changes

Attached please find a summary of the revised Premium Rates for Tennessee. Please use the new Premium Rates for all transactions closing on or after July 1, 2012.

The premium calculators on the MVT website and in ValleyRite will be updated prior to July 1. For Agents that use software other than ValleyRite, please be sure to check with your vendor before July 1 to make sure your rates are updated.

Closing Protection Letter Fee

As a result of significant losses on Closing Protection Letters across the nation, there is a growing trend among Title Insurance Underwriters to begin charging a fee. At last count, Underwriters were charging fees for CPLs in thirteen states, with many more expected.

Effective July 1, MVT will begin charging a fee of \$50.00 per transaction in which a CPL is issued. This fee is charged for each closed transaction, so there is only one fee of \$50.00 even if several CPLs are issued prior to closing. Also, there is no charge for a CPL that is issued for a transaction that does not close.

Each CPL needs to identify which transaction it relates to, so please be sure to insert the borrowers name and property address in the appropriate fields when preparing the CPL. No blanket CPLs can be issued.

Disclosure on the GFE and HUD-1

On the GFE, the CPL fee should be included in the charges which are inserted in Line 4.

On the HUD-1, the CPL fee will be included in the 1100 Series - Title Charges. The total inserted in Line 1101 and individually disclosed outside the column in one of the blank lines of the beginning at Line 1109 rather than in Lines 1107 and 1008 which are reserved for the title insurance premium.

Reporting

Along with the monthly policy report, the CPL fee should be remitted by separate check with the policy from the transaction on which it was issued. The entire CPL fee is due MVT and is not subject to the Agency Commission split.

For closing handled by Approved Attorneys, the Approved Attorney will need to forward the CPL fees, along with the Title Insurance Premium and Policy Application, to the Agent who is issuing the policy. The Agent will include the CPL fee, along with the Policy and Premium, on the next monthly report.

For Agents who use ValleyRite to prepare policies, a software update will soon be ready which will capture this information. For Agents who do not use ValleyRite, if a CPL was issued please note that on the report next to the associated policy.

COMMENTS OR QUESTIONS

For comments or questions, please feel free to contact Parrish Fortenberry or Terry Weill at 601-969-0222 or 1-800-647-2124.

SHELBY COUNTY, TENNESSEE
Effective as of July 1, 2012

OWNER'S RATE

1. Standard Owner's Policy ("OP")

	Per Thousand
Up to \$1,000.....	\$ 105.00
Over \$1,000 and up to \$100,000.	3.75
Over \$100,000 and up to \$1,000,000.....	3.25
Over \$1,000,000, add.....	1.00
 Minimum Premium.	 \$ 200.00

2. ALTA Homeowner's Policy ("HP")

Standard Premium plus 20%	
 Minimum Premium.	 \$ 240.00

LOAN RATE

1. Standard Loan Policy ("LP") and Short Form Loan Policy ("RP")

	Per Thousand
Up to \$1,000.....	\$ 105.00
Over \$1,000 and up to \$100,000.	3.75
Over \$100,000 and up to \$1,000,000.....	3.25
Over \$1,000,000, add.....	1.00
 Minimum Premium.	 \$ 200.00
Simultaneous Issue Premium.	50.00

REISSUE RATE

A Reissue Rate of **70%** of the current standard rate for the type of policy to be issued may be given. The minimum premium is **\$ 200.00**

SIMULTANEOUS RATE

Standard Loan Policy ("LP" or "RP").	\$ 50.00
---	----------

CLOSING PROTECTION LETTER FEE

CPL Fee per Transaction.	\$ 50.00
-------------------------------	----------

FAYETTE AND TIPTON COUNTY, TENNESSEE
As of July 1, 2012

OWNER'S RATE

1. Standard Owner's Policy ("OP")

	Per Thousand
Up to \$50,000.....	\$ 4.25
Over \$50,000 and up to \$100,000.	3.50
Over \$100,000 and up to \$1,000,000.....	2.50
Over \$1,000,000 and up to \$5,000,000.	2.00
Over \$5,000,000 and up to \$10,000,000.	1.50
Over \$10,000,000 and up to \$15,000,000.	1.25
Over \$15,000,000, add.....	1.00
 Minimum Premium.	 \$ 150.00

2. ALTA Homeowner's Policy ("HP")

Standard Premium plus 20%

Minimum Premium. \$ 180.00

LOAN RATE

1. Standard Loan Policy ("LP") and Short Form Loan Policy ("RP")

	Per Thousand
Up to \$50,000.....	\$ 4.25
Over \$50,000 and up to \$100,000.	3.50
Over \$100,000 and up to \$1,000,000.....	2.50
Over \$1,000,000 and up to \$5,000,000.	2.00
Over \$5,000,000 and up to \$10,000,000.	1.50
Over \$10,000,000 and up to \$15,000,000.	1.25
Over \$15,000,000, add.....	1.00
 Minimum Premium.	 \$ 150.00
Simultaneous Issue Premium.....	35.00

**2. Expanded Coverage Residential Loan Policy ("EC") and
Short Form Expanded Coverage Residential Loan Policy ("SFE")**

Standard Premium plus 20%

Minimum Premium. \$ 180.00
Simultaneous Issue Premium..... 42.00

REISSUE RATE

A Reissue Rate of **70%** of the current standard rate for the type of policy to be issued may be given. The minimum premium is **\$ 150.00**

SIMULTANEOUS RATE

Standard Loan Policy ("LP" or "RP"). \$ 35.00
Expanded Coverage Residential Loan Policy ("EC" and "SFE"). 42.00

CLOSING PROTECTION LETTER FEE

CPL Fee per Transaction. \$ 50.00