



**3. Judgments, Federal Tax Liens, and/or State Tax Liens**

**4. Access to Public Right of Way? \_\_\_\_\_ Yes / \_\_\_\_\_ No**

If Yes, Access is \_\_\_\_\_ Direct / \_\_\_\_\_ Over Private Easement. (*attach copy of easement*)

If Over Private Easement, has a search been made of the adjoining property over which the easement crosses? \_\_\_\_\_ Yes / \_\_\_\_\_ No

**5. Easements, Rights of Way, Encroachments, and/or Building Line Restrictions (*include items shown on a Recorded Plat*)**

Does a survey and/or public records indicate a violation of any building set back lines or encroachment onto any easements or rights of way? \_\_\_\_\_ Yes (*specify*) / \_\_\_\_\_ No

**6. Covenants, Conditions, and Restrictions**

Does a survey and/or public records indicate a violation of any Covenants, Conditions, or Restrictions? \_\_\_\_\_ Yes (*specify*) / \_\_\_\_\_ No

Do any of the Covenants, Conditions, or Restrictions contain a reversionary or forfeiture clause? \_\_\_\_\_ Yes (*specify*) / \_\_\_\_\_ No

If Yes, has it been waived? \_\_\_\_\_ Yes (*attach copy*) / \_\_\_\_\_ No

**7. Oil and Mineral Interests and Leases Outstanding**

Are you aware of any actual mineral development in the immediate area of the subject property? \_\_\_\_\_ Yes / \_\_\_\_\_ No. (*If Yes, the ALTA 9-06 or similar coverage may not be available.*)

*(Note: the Commitment and Policy will include a general exception for Oil and Mineral Interests. Additional title work and certifications will be necessary to remove said exception if requested).*

**8. Other Defects and Objections disclosed by the public records or known to the undersigned (If yes, specify)**

- a. Any recorded Mechanics and Materialmen's Liens or Stop Payment Notices?  Yes /  No
- b. Is a Mobile Home located on, or to be located on, the property?  Yes /  No
- c. Does a Lis Pendens affect the property?  Yes /  No
- d. Are there any Leases (recorded or known unrecorded)?  Yes /  No
- e. Is the Seller, Purchaser, or Borrower subject to any Bankruptcy Proceeding?  Yes /  No
- f. Is the record owner or Purchaser (1) under 21 years old; (2) subject to a Guardianship or Conservatorship; or (3) incompetent?  Yes /  No
- g. If Seller, Purchaser, or Borrower is an entity, is the entity in good standing and is the representative authorized to undertake the contemplated transaction?  Yes /  No /  N/A
- h. If title passed by Will or Intestate Succession, have all devisees or heirs executed the conveyance, and all debts of deceased been paid?  Yes /  No /  N/A
- i. Is title dependent upon a sale of the property for taxes or assessments, or other forfeiture action by the government?  Yes /  No
- j. Does a survey and/or public records indicate a violation of any zoning ordinance?  
 Yes /  No
- k. Is the property crossed by, or does the property front, a body of water (river, lake, stream, etc)?  
 Yes /  No
- l. Are any cemeteries or graves located on the property?  Yes /  No
- m. Any other objections?  Yes /  No

**9. Other Matters**

## Application for Title Insurance Commitment

**1. If the Property is to be Sold:**

- a. Purchaser(s): \_\_\_\_\_
- b. Sales price: \$ \_\_\_\_\_
- c. Estate being Purchased: \_\_\_ Fee Simple/ \_\_\_ Leasehold/ \_\_\_ Other (*specify:* \_\_\_\_\_)
- d. Is a Commitment requested for the Purchaser? \_\_\_\_\_ Yes / \_\_\_\_\_ No  
If yes, check the type of Policy requested:  
\_\_\_\_\_ Standard Owner's Policy  
\_\_\_\_\_ Homeowners Policy (*residential lot & block only*)

**2. If the Property is to be mortgaged:**

- a. Lender: \_\_\_\_\_
- b. Amount of Loan: \$ \_\_\_\_\_
- c. Type of Loan: \_\_\_ Conventional/ \_\_\_ FHA/ \_\_\_ VA/ \_\_\_ Rural Housing/ \_\_\_ SBA
- d. Is the loan for construction? \_\_\_\_\_ Yes / \_\_\_\_\_ No
- e. Is a Commitment requested for the Lender? \_\_\_\_\_ Yes / \_\_\_\_\_ No  
If yes, check the type of Policy requested:  
\_\_\_\_\_ Standard Loan Policy  
\_\_\_\_\_ Short Form Loan Policy (*residential only*)
- f. Is there a second mortgage: \_\_\_\_\_ Yes / \_\_\_\_\_ No
  - 1. Lender: \_\_\_\_\_
  - 2. Amount of Loan: \$ \_\_\_\_\_

**3. Is a Closing Protection Letter requested?** \_\_\_\_\_ Yes / \_\_\_\_\_ No

If yes, Lender address for CPL: Street Address \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_  
Loan Number: \_\_\_\_\_

**4. Current use of the Subject Property:** \_\_\_ Residential/ \_\_\_ Commercial/ \_\_\_ Vacant

**5. Is/Are Current Owner(s) in full possession of entire subject property?**

\_\_\_\_\_ Yes / \_\_\_\_\_ No (*explain*)

**6. Survey and Inspection Report:** \_\_\_\_\_ Yes (*attach*) / \_\_\_\_\_ No

If Yes, is Survey Coverage requested? \_\_\_\_\_ Yes / \_\_\_\_\_ No

**7. Is a chain of title requested on the Commitment?** \_\_\_ Yes (*provide chain info*) / \_\_\_ No

If Yes, length of chain: \_\_\_ 12 months / \_\_\_ 24 months / \_\_\_ Other (\_\_\_\_\_ months)

**8. Endorsements requested to be Issued with Policy:** \_\_\_\_\_

**9. Additional Information:**

The undersigned certifies that the foregoing information is correct, and so far as known, there is no dispute among attorneys as to the validity of the title. Should the undersigned become aware that any information above changes or is incorrect, the undersigned shall promptly give written notice of such matter.

This title certified down to \_\_\_\_\_, 20\_\_\_\_ at \_\_\_\_\_ o'clock \_\_\_\_M.

Firm Name: \_\_\_\_\_

By: \_\_\_\_\_ *(signature)*