

TITLE INSURANCE PREMIUM CHARGES

STATE OF MINNESOTA

Stewart Title Guaranty Company

Minnesota Divisional Offices
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Charges Effective as of February 15, 2005 or When Approved by Minnesota Department of Commerce

GENERAL INFORMATION

This manual contains the gross title insurance premium charges related to the face amount of liability assumed for each title insurance policy. It does not include other miscellaneous charges, which may be made by local attorneys, abstractors, settlement agents, or other title insurance companies and agencies.

A preliminary commitment to insure will be issued, upon request, to show the current status of title and those liens, encumbrances, defects, and objections to be removed before a policy can be issued without exceptions to such items. The commitment to insure is a binding obligation of the Company to issue said policy or policies when the requirements of said commitment have been met.

- I. Premium Charges for Owner's and Leasehold Owner's Policies
- II. Premium Charges for Simultaneous Issuance of Owner's and Leasehold Owner's Policies
- III. Premium Charges for Mortgage Loan Policies
- IV. Premium Charges for Simultaneous Issue of Owner's and Mortgage Loan Policies
- V. Contract for Deed Policy – Seller
- VI. Contract for Deed Policy – Buyer
- VII. Premium Charges for Simultaneous Issuance of Owner's Contract for Deed Policies to the Seller and the Buyer
- VIII. Premium Charges for Developer / Subdivider and Initial Purchaser Policies
- IX. Premium Charge for Reissue

X. Premium Charge for Residential Limited Coverage Junior Loan Policy and Short Form Residential Limited Coverage Junior Loan Policy

I. Premium Charges for Owner's and Leasehold Owner's Policies

An owner's policy of any type, insuring a fee simple estate, will not be issued for less than the full fair market value of all land and improvements, if any, constituting real property. An owner's policy of any type, amended to insure a leasehold estate will not be issued for less than the full insurable value of the leasehold estate.

For owner's or leasehold policies, the charges shall be:

Up to \$100,00 of liability written:	\$4.00 per Thousand
Over \$100,000 and up to \$150,000, add	\$3.25 per Thousand
Over \$150,000 and up to \$300,000, add	\$2.50 per Thousand
Over \$300,000 and up to \$1,000,000, add	\$2.25 per Thousand
Over \$1,000,000 of liability written:	The Company reserves the right to charge any amount we deem appropriate for the entire liability of the company, not to exceed \$2.50 per thousand dollars of coverage.

Minimum charge regardless of Policy Amount \$100.00

Note: A policy issued insuring an amount other than an even thousand dollars of coverage shall be charged for at the rate applicable for the next highest \$1,000 of coverage.

II. Premium Charges for Simultaneous Issuance of Owner's and Leasehold Owner's Policies

When Owner's and Leasehold Owner's Policies covering identical land are to be issued simultaneously, the charge applicable for the Owner's Policy shall be the Original Owner's Policy charge as described in Paragraph I. The charge for the Leasehold Policy will be 30% of the charge for the owner's Policy with which it is being issued simultaneously up to a \$1,000,000 Owner's Policy. For policies in excess of \$1,000,000 the open-ended charge recited in Paragraph I applies.

III. Premium Charges for Mortgage Loan Policies

Mortgage loan policies shall be issued in the amount of the principal debt together with all amounts secured by the mortgage, or such lesser amount as may be attributed to the value of the real property interest securing the repayment of the debt.

For mortgage loan policies, the charges shall be:

Up to \$150,000 of liability written:	\$3.00 per Thousand
Over \$150,000 and up to \$300,000, add	\$2.50 per Thousand
Over \$300,000 and up to \$500,000, add	\$2.25 per Thousand
Over \$500,000 and up to \$1,000,000, add	\$2.00 per Thousand
Over \$1,000,000 of liability written:	The Company reserves the right to charge any amount we deem appropriate for the entire policy liability, not to exceed \$2.25 per thousand dollars of coverage.

Minimum charge regardless of Policy Amount \$100.00

Note: A policy issued insuring an amount other than an even thousand dollars of coverage shall be charged for at the rate applicable for the next highest \$1,000 of coverage.

IV. Premium Charge for Simultaneous Issue of Owner's and Mortgage Loan Policies

When an owner's policy of any type, including one that is amended to insure a leasehold estate, and a loan policy or policies, covering identical property are issued simultaneously, the charge applicable to the owner's policy will be as set forth in Paragraph I above. The charge for the loan policy or policies so simultaneously issued will be a flat charge of \$50 per policy for a total amount of coverage not to exceed the amount of coverage provided by the owner's policy. The charge for any amount of coverage on the loan policy which is in excess of the amount of coverage provided by the owner's policy will be as set forth in Paragraph II above.

Both policies must bear identical dates 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.

V. Contract for Deed Policy – Seller

A Seller's interest in a contract for deed shall be insured for the amount financed by the Seller in the contract for deed. An Owner's Policy insuring a Seller's interest in a contract for deed shall be issued at the charge applicable to Original Owner's Policies as set forth in Paragraph I.

VI. Contract for Deed Policy – Buyer

A Buyer's interest in a contract for deed shall be insured for the full fair market value of the land and improvements, if any, which constitute real estate. An Owner's Policy insuring a Buyer's interest in a contract for deed shall be issued at the charge applicable to Original Owner's Policies as set forth in Paragraph I.

VII. Premium Charges for Simultaneous Issuance of Owner's Contract for Deed Policies to the Seller and Buyer

When Owner's Policies covering identical land are issued simultaneously to the contract for deed Seller and Buyer, the charge applicable to the Buyer's Policy shall be charged. The charge for the simultaneous issuance of the Seller's Policy shall be 30% of the charge for the Buyer's Policy and such policy shall not be for an amount in excess of the Buyer's Policy.

VIII. Premium Charges for Developer/Subdivider and Initial Purchaser Policies

An Owner's or Mortgagee's Policy will be issued to a developer or subdivider or its mortgagee covering contiguous real estate which is or will be subdivided into two or more lots at the charge applicable to Owner's or Mortgagee's Policies, as the case may be, in excess of \$1,000,000. Subsequent policies covering the individual lots will then be issued insuring any initial purchasers or their mortgagees at the charge applicable to Owner's or Mortgagee's Policies, as the case may be, in excess of \$1,000,000.

IX. Premium Charge for Reissue

A Reissue Charge for a policy on property on which title insurance has been previously issued, other than a Residential Limited Coverage Junior Loan Policy or Short Form Residential Limited Coverage Junior Loan Policy, will be calculated as follows:

60% of the current charge applicable to the type of policy being issued up to the face amount of the previous policy, with the excess insurance charged at the current rate applicable to the type of policy being issued.

The minimum charge is \$50.00.

X. Premium Charges for Residential Limited Coverage Junior Loan Policy and Short Form Limited Coverage Junior Loan Policy

The charge for a Residential Limited Coverage Junior Policy or a Short Form Residential Limited Coverage Junior Loan Policy is

\$125.00 for any size policy up to \$100,000 with each additional \$1,000 of coverage being charged at \$1.00.

Note: A policy issued insuring an amount other than an even thousand dollars of coverage

shall be charged for at the charge applicable for the next highest \$1,000 of coverage