



Ask Your Underwriter

■ *Linda M. Hernandez, Florida State Underwriter*

Question:

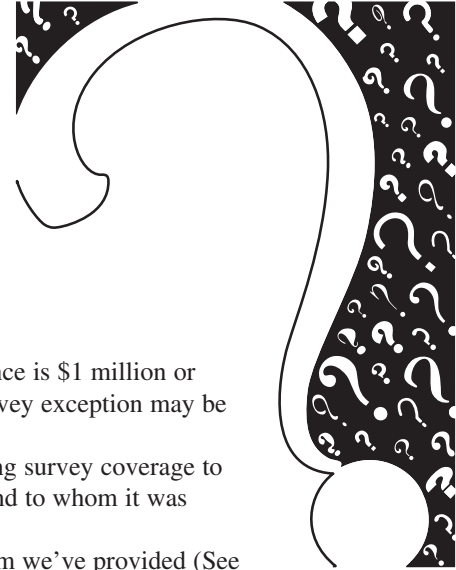
Can we use a survey certified to an owner in the back chain of title as a basis for deleting the standard survey exception?

Answer:

Yes, if: (1) the property is residential (1- 4 family); (2) the amount of insurance is \$1 million or less; and (3) the lands are part of a recorded plat. If these criteria are met, the survey exception may be deleted on either an Owner's or Mortgagee policy.

You must, however, obtain for your file either (1) a copy of a policy providing survey coverage to the current owner (or any one of his lenders), or (2) a survey, regardless of age and to whom it was certified (as long as it is certified to someone in your chain of title).

In either case, you must obtain an Affidavit from the current owner in the form we've provided (See ORT Bulletin 01-02) and retain that in your file as well. Of course, if the prior policy or survey reveals any survey-related matters, you must make exceptions for them.



Old Republic National Title Insurance Co.

100 S. Ashley Drive, Suite 700
Tampa, Florida 33602

PRSTD STD
U.S. Postage
PAID
Tampa, FL
Permit #1648