



1410 N. Westshore Boulevard, Suite 900
Tampa, FL 33607-4547
(813)228-0555 / (800)342-5957
(813)228-0301 (Fax)
www.oldrepublictitle.com
Home Office: Minneapolis, Minnesota 55401-2499

MEMO

To: All Old Republic National Title Agents and Offices

Re: ALTA 2006 Commitment and Policy Forms

Date: April 7, 2011

The conversion from the ALTA 1992 title insurance forms to the ALTA 2006 forms with Florida modifications continues to present some administrative issues. The most significant problem we have seen recently involves the standard exceptions.

When the forms were approved by the Office of Insurance Regulations, they were done so generically with the thought that each underwriter's standard exceptions would be transported to the new format. That did not happen in every instance.

Our forms on the Starslink site will be updated in the next day or so to incorporate the Standard Exceptions.

If your vendor did not include the standard exceptions in your software, please make sure that the standard exceptions set forth below are included in any commitment or policy issued.

- (1) Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- (2) Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land. The term "encroachment" includes encroachments of existing improvements located on the Land onto adjoining land, and encroachments on the Land of existing improvements located on adjoining land.
- (3) Rights or claims of parties in possession.
- (4) Construction, Mechanic's, Contractors' or Materialmen's lien claims, if any, where no notice thereof appears of record.
- (5) Easements or claims of easements not shown by the public records.
- (6) General or special taxes and assessments required to be paid in the year _____ and subsequent years.

If you have any questions, please contact David Cibulas or Cheryl Smith at 941-365-3122, or Jim Russick at 800-342-5957.