

**RLP and ALTA Title Insurance Policy Comparison Chart**  
**from the March 18, 2002 Edition of The Legal Description**

<b>Features</b>	<b>Radian Products</b>	<b>ALTA Title Insurance Policies</b>
Available	Has FICO Credit Score Limitation	Anyone, regardless of economic status
Assures validity and enforceability of mortgage	No	Yes
Assures priority of mortgage	Yes	Yes
Provides cost of defense of title	No	Yes
Covers problems, such as forgery or misfiled deeds, not	No	Yes
Available on home sales	No	Yes
Available on refinance	Yes	Yes
Amount of Insurance	½% of Mortgage Pool Value	Full value of each mortgage in the pool
Requires title search	No	Yes
Insurance Policy Honored	Default, foreclosure, loss, claim, payment	Policy holder notifies insurer of title problem
Borrower	Personally liable on affidavit	None
Price per thousand \$	\$440.00*	Average: \$2.43*
Price per refinance transaction	\$275.00-\$300.00*	\$303.75*
Response time	Time needed to obtain borrower affidavit, credit report, and other information	24-48 hours in all major markets from receipt of order in most transactions

\* Assumes a mortgage pool amount of \$10 million, comprised of 80 individual mortgages at an average amount of \$125,000. Since Radian’s pool policy liability is limited to ½ of 1% of pool value (see [www.radiangroupinc.com](http://www.radiangroupinc.com)); total liability would be \$50,000. If \$275.00 (per 12/91/01 K. Harney column) were charged for each mortgage, the total cost for Radian’s Lien Protection for the 80 mortgages in the pool would be \$22,000. That equates to \$440 per \$1,000 of insurance liability (\$22,000 divided by 50). Title insurance would provide the full coverage described above for the full value of all the mortgages in the pool at an average refinance/reissue rate of \$2.43 per thousand (based on an average refinance/reissue rates available in CA, FL, and NY, nearly 25% of US housing sales). The transaction cost above for title insurance assumes the average \$125,000 mortgages used in this example. Above based on market information as of 2/28/02.