



OLD REPUBLIC

National Title Insurance Company

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Bulletin

To: All Agents, Direct Operations and Attorneys for the State of
New Mexico

From: David W. Rhodes

Date: June 4, 2003

Re: New Rates and New Forms Effective July 1, 2003

ADDITIONAL COPIES OF THE ENDORSEMENTS CAN BE OBTAINED FROM THE NEW MEXICO WEBSITE AT WWW.OLDREPUBLICTITLE.COM/NM. AGENCY REPRESENTATIVE GARY SANDOVAL WILL ALSO SEND OUT AN ENDORSEMENT CD ALONG WITH A NEW TITLE INSURANCE AND RATE MANUAL WITH AVAILABLE PERCENTAGE DISCOUNTS UP TO \$50 MILLION

The New Mexico Department of Insurance has promulgated three new endorsement forms. These forms will be available for use as of July 1, 2003, at a charge of \$25.00 for each issuance.

NM Form 58: First Loss Endorsement: 13.14.18.71

This new endorsement may be attached to a Loan Policy but may not be issued on policies insuring residential property containing 4 or fewer dwelling units. The coverage given by this endorsement allows a claim under a policy to be paid without requiring maturity of the indebtedness by acceleration or otherwise. It also does not require the insured to pursue its remedies against other collateral than the real property securing the indebtedness.

Before this endorsement may be issued, the mortgage document must be reviewed to determine that other property not described in the Mortgagee Policy is used to secure payment of the indebtedness. For example: personal property such as stocks, bonds, cash accounts, etc. are also being mortgaged as well as real property.

A copy of this endorsement and the procedural rule is attached. The rate is \$25.00

NM Form 59: Last Dollar Endorsement: 13.14.18.72

This endorsement is limited to loan policies involving property that is not residential property containing four or fewer residential units. The loan documents must be reviewed to determine that other property than the real property described in the Mortgagee Policy is encumbered to secure the indebtedness.

The coverage obtained by this endorsement provides that Company liability shall not be reduced under Sec 9(b) of the Conditions and Stipulations as it would in a standard Loan Policy as a result of payments made on the indebtedness secured by the insured mortgage except to the extent these payments reduce the total indebtedness secured by the insured mortgage below the amount of Insurance set out in Schedule A of the Loan Policy.

A copy of the endorsement and 13.14.8.22 implementing the new endorsement are attached. The rate is \$25.00

NM Form 60: Loan Policy Aggregation Endorsement: 13.14.18.73

This endorsement is used to link different loan policies issued on separate tracts that are all part of the same project. Once you have determined that it is indeed a single project, this endorsement can be issued and the other policies to be linked together are set out in the endorsement by policy number, location and amount. The total amount of insurance will be set out in the endorsement form. Any payments made by the Underwriter on any of the "aggregated" policies shall reduce the aggregate amount of insurance pro tanto.

A copy of NM Form 60 and 13.14.8.23 are attached.

13.14.9.18 was promulgated to change the rates currently in effect. A copy of the new rates for original owner's policies is attached.