

FUTURE ADVANCE/REVOLVING CREDIT ENDORSEMENT (T-35)

ISSUED BY

Old Republic National Title Insurance Company

File No. _____

Attached to and made a part of Old Republic National Title Insurance Company Loan Policy Number _____ dated the _____ day of _____, 20____.

1. The insurance for Advances added by Section 2 of this endorsement is subject to: the exclusions in Section 3 of this endorsement and the Exclusions from Coverage in the Policy, except Exclusion 3(d); the provisions of the Conditions and the Exceptions contained in Schedule B.
 - a. "Agreement," as used in this endorsement, shall mean the note or loan agreement secured by the Insured Mortgage or the Insured Mortgage.
 - b. "Advances," as used in this endorsement, shall mean only those advances of principal indebtedness made after the Date of Policy as provided in the Agreement, including expenses of foreclosure, amounts advanced pursuant to the Insured Mortgage to pay taxes and insurance, assure compliance with laws or to protect the lien of the Insured Mortgage before the time of acquisition of the estate or interest in the land and reasonable amounts expended to prevent deterioration of improvements, together with interest on those advances.
2. The Company insures against loss or damage to the Insured as a result of:
 - a. The invalidity or unenforceability of the lien of the Insured Mortgage as security for each Advance.
 - b. The lack of priority of the lien of the Insured Mortgage as security for each Advance over any lien or encumbrance on the title.
 - c. The invalidity or unenforceability of loss of priority of the lien of the Insured Mortgage as security for the unpaid Indebtedness and Advances resulting from: (i) re-Advances and repayments of Indebtedness; (ii) lack of outstanding Indebtedness before an Advance; or (iii) failure of the Insured Mortgage to comply with the requirements of state law of the state in which the Land is located to secure Advances.
3. This endorsement does not insure against loss or damage (and the Company will not pay costs, attorney's fees, or expenses) resulting from:
 - a. Advances made after a Petition for Relief under the Bankruptcy Code (11 U.S.C.) has been filed by or on behalf of the mortgagor.
 - b. The loss of priority of the lien of the Insured Mortgage as security for Advances to the lien of real estate taxes or assessments imposed on the title by governmental authority arising after Date of Policy
 - c. The loss of priority of the lien of the Insured Mortgage as security for any Advance to a federal tax lien which Advance is made after the earlier of (i) actual knowledge of the Insured that a federal tax lien was filed against the mortgagor, or (ii) the expiration of more than forty-five days after a notice of federal tax lien filed against the mortgagor.
 - d. The loss of priority of the lien of the Insured Mortgage as security for Advances to any federal or state environmental protection lien.
 - e. Usury, or any consumer credit protection or truth-in-lending law.
4. The Amount of Insurance shall include Advances.

This endorsement is issued as part of the policy. Except as it expressly states, it does not (i) modify any of the terms and provisions of the policy, (ii) modify any prior endorsement, (iii) extend the Date of Policy or (iv) increase the Amount of Insurance. To the extent a provision of the policy or a previous endorsement is inconsistent with an express provision of this endorsement, this endorsement controls. Otherwise, this endorsement is subject to all of the terms and provisions of the policy and of any prior endorsements.

**OLD REPUBLIC NATIONAL TITLE
INSURANCE COMPANY**

By:

TITLE COMPANY NAME

By: _____