

Sim.Policy  
Premium \$

Property Code  
Trans Code

Rate Rule

## **SCHEDULE A**

Construction Binder No.:  
Date and Time of Binder:  
Amount of Insurance: \$

Proposed Insured:

Proposed Borrower:

Recorded title at the date hereof appears vested in:

DESCRIPTION OF THE LIEN:

LEGAL DESCRIPTION of the property referred to in this Binder:

Binder No.:

## **SCHEDULE B - PART 1**

Showing defects, objections, liens, exceptions and reservations, to be shown as exceptions under SCHEDULE B of the Policy:

1. The following restrictive covenants of record itemized below, but the Company insures that any such restrictive covenants have not been violated so as to affect, and that future violation thereof will not affect the validity or priority of the mortgage hereby insured:
2. Any discrepancies, conflicts or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements.
3. Standby fees, taxes and assessments by any taxing authority for the year                      and subsequent years, and subsequent taxes and assessment by any taxing authority for prior years due to change in land usage or ownership, but not those taxes or assessments for prior years because of an exemption granted to a previous owner of the property under Section 11.13, Texas Tax Code, or because of improvements not assessed for a previous tax year. Company insures that standby fees, taxes and assessments by any taxing authority for the year                      are not yet due and payable.
4. In the event a Mortgagee Policy is issued prior to the improvements having been completed and accepted by the owner, and before satisfactory evidence that all outstanding bills have been paid or satisfied has been furnished to the Company issuing said Mortgagee Policy, an additional exception will be inserted under Schedule B of said Mortgagee Policy, excepting to "Mechanics and materialmen's liens" as well as "pending disbursements: (if applicable), the wording of said exception being as promulgated by the Texas Department of Insurance and specifically set out as Rule P8b3 in the Basic Manual of Rules, Rates and Forms for the Writing of Title Insurance in the State of Texas.

Binder No.:

## **SCHEDULE B - PART 2**

Showing matters which affect the title to the estate or interest in the land described or referred to in Schedule A, but Company commits to insure the Proposed Insured in the Mortgagee Policy against loss, if any, sustained by said Insured under the Policy if said matters are not subordinate to the lien described in SCHEDULE A.

## **SCHEDULE C**

Showing requirements to be complied with; defects and objections to be removed or eliminated, and liens and encumbrances to be satisfied and discharged of record before the policy will be issued without exceptions thereto:

1. Evidence satisfactory to the Company that:
  - a) No materials have been furnished or any labor performed in connection with the construction contemplated hereunder prior to the execution, acknowledgment and delivery of the lien instrument described under SCHEDULE A hereof, if the land described under SCHEDULE A forms any part of the homestead of the owner.
  - b) Improvements have been completed and accepted by the owner.
  - c) All bills for labor and materials have been paid in full and no Mechanic's, laborer's or materialmen's liens have attached.
  - d) Restrictions or restrictive covenants have not been violated.
2. Payment of the full consideration to, or for the account of, the grantors or mortgagors.
3. Payment of all standby fees, taxes, charges and assessments levied or assessed against the subject estate or interest, which are currently due and payable.
4. Satisfactory evidence of legal right of access to and from the land.