



Title Premium, Endorsements and Rate Rule Information

The following information is taken directly from the Texas Department of Insurance website for rates effective as of February 1, 2007. Rate rules or portions thereof quoted herein are the rates needed to complete the calculation exercises, not all rates are included. This information is meant to cover basic residential transactions.

Rates and rules are subject to change, so please verify the rules contained herein are still current.

Basic Premium Calculation

| Policies up to and including | Basic Premium | Policies up to and including | Basic Premium | Policies up to and including | Basic Premium | Policies up to and including | Basic Premium |
|---------------------------------|------------------|---------------------------------|------------------|---------------------------------|------------------|---------------------------------|------------------|
| \$10,000 | \$229 | \$32,500 | \$383 | \$55,000 | \$536 | \$77,500 | \$690 |
| 10,500 | 233 | 33,000 | 386 | 55,500 | 539 | 78,000 | 694 |
| 11,000 | 235 | 33,500 | 390 | 56,000 | 544 | 78,500 | 698 |
| 11,500 | 239 | 34,000 | 393 | 56,500 | 547 | 79,000 | 702 |
| 12,000 | 243 | 34,500 | 397 | 57,000 | 550 | 79,500 | 703 |
| 12,500 | 246 | 35,000 | 400 | 57,500 | 554 | 80,000 | 707 |
| 13,000 | 250 | 35,500 | 404 | 58,000 | 558 | 80,500 | 711 |
| 13,500 | 254 | 36,000 | 407 | 58,500 | 560 | 81,000 | 715 |
| 14,000 | 257 | 36,500 | 410 | 59,000 | 564 | 81,500 | 717 |
| 14,500 | 260 | 37,000 | 413 | 59,500 | 567 | 82,000 | 721 |
| 15,000 | 262 | 37,500 | 417 | 60,000 | 571 | 82,500 | 725 |
| 15,500 | 266 | 38,000 | 421 | 60,500 | 575 | 83,000 | 729 |
| 16,000 | 270 | 38,500 | 425 | 61,000 | 578 | 83,500 | 731 |
| 16,500 | 274 | 39,000 | 427 | 61,500 | 581 | 84,000 | 734 |
| 17,000 | 277 | 39,500 | 431 | 62,000 | 585 | 84,500 | 739 |
| 17,500 | 281 | 40,000 | 434 | 62,500 | 589 | 85,000 | 742 |
| 18,000 | 285 | 40,500 | 438 | 63,000 | 591 | 85,500 | 745 |
| 18,500 | 287 | 41,000 | 440 | 63,500 | 594 | 86,000 | 748 |
| 19,000 | 290 | 41,500 | 445 | 64,000 | 598 | 86,500 | 752 |
| 19,500 | 293 | 42,000 | 448 | 64,500 | 602 | 87,000 | 756 |
| 20,000 | 298 | 42,500 | 452 | 65,000 | 605 | 87,500 | 759 |
| 20,500 | 301 | 43,000 | 454 | 65,500 | 608 | 88,000 | 762 |
| 21,000 | 305 | 43,500 | 458 | 66,000 | 612 | 88,500 | 766 |
| 21,500 | 308 | 44,000 | 461 | 66,500 | 617 | 89,000 | 770 |
| 22,000 | 312 | 44,500 | 465 | 67,000 | 620 | 89,500 | 772 |
| 22,500 | 315 | 45,000 | 469 | 67,500 | 621 | 90,000 | 775 |
| 23,000 | 318 | 45,500 | 472 | 68,000 | 625 | 90,500 | 779 |
| 23,500 | 321 | 46,000 | 475 | 68,500 | 629 | 91,000 | 783 |
| 24,000 | 325 | 46,500 | 479 | 69,000 | 632 | 91,500 | 787 |
| 24,500 | 328 | 47,000 | 481 | 69,500 | 635 | 92,000 | 789 |
| 25,000 | 332 | 47,500 | 485 | 70,000 | 640 | 92,500 | 793 |
| 25,500 | 335 | 48,000 | 489 | 70,500 | 644 | 93,000 | 797 |
| 26,000 | 339 | 48,500 | 493 | 71,000 | 647 | 93,500 | 801 |
| 26,500 | 342 | 49,000 | 496 | 71,500 | 649 | 94,000 | 802 |
| 27,000 | 345 | 49,500 | 499 | 72,000 | 652 | 94,500 | 806 |
| 27,500 | 348 | 50,000 | 503 | 72,500 | 656 | 95,000 | 811 |
| 28,000 | 352 | 50,500 | 506 | 73,000 | 660 | 95,500 | 814 |
| 28,500 | 355 | 51,000 | 508 | 73,500 | 663 | 96,000 | 816 |
| 29,000 | 359 | 51,500 | 512 | 74,000 | 667 | 96,500 | 820 |
| 29,500 | 362 | 52,000 | 516 | 74,500 | 671 | 97,000 | 824 |
| 30,000 | 366 | 52,500 | 520 | 75,000 | 674 | 97,500 | 828 |
| 30,500 | 369 | 53,000 | 523 | 75,500 | 676 | 98,000 | 830 |
| 31,000 | 373 | 53,500 | 527 | 76,000 | 680 | 98,500 | 834 |
| 31,500 | 376 | 54,000 | 530 | 76,500 | 683 | 99,000 | 838 |
| 32,000 | 379 | 54,500 | 533 | 77,000 | 687 | 99,500 | 841 |
| | | | | | | 100,000 | 843 |



Title Premium, Endorsements and Rate Rule Information

Basic premiums shall be calculated as follows for policies in excess of \$100,000:

\$100,001 to \$1,000,000

- (1) Subtract \$100,000 from policy amount
- (2) Multiply result of (1) by \$.00534 and round to nearest whole dollar
- (3) Add \$843 to result in (2)

\$15,000,001 to \$25,000,000

- (1) Subtract \$15,000,000 from policy amount
- (2) Multiply result of (1) by \$.00257 and round to nearest whole dollar
- (3) Add \$59,409 to result in (2)

\$1,000,001 to \$5,000,000

- (1) Subtract \$1,000,000 from policy amount
- (2) Multiply result of (1) by \$.00439 and round to nearest whole dollar
- (3) Add \$5,649 to result in (2)

In excess of \$25,000,000

- (1) Subtract \$25,000,000 from policy amount
- (2) Multiply result of (1) by \$.00154 and round to nearest whole dollar
- (3) Add \$85,109 to result in (2)

\$5,000,001 to \$15,000,000

- (1) Subtract \$5,000,000 from policy amount
- (2) Multiply result of (1) by \$.00362 and round to nearest whole dollar
- (3) Add \$23,209 to result in (2)

Optional Owner Policy Endorsements

| Insuring Form | Rate Rule | Procedural Rule | Description | Rate |
|---------------|-----------|-----------------|--|-----------------------------------|
| T-1r | R-16 | P-2 | Amend Survey Exception Endorsement (Residential) | 5% of Basic Rate \$20 minimum |
| T-1r | R-16 | P-2 | Amend Survey Exception Endorsement (Commercial) | 15% of Basic Rate \$20 minimum |
| T-19.1 | R-16 | P-2 | Restrictions, Encroachments & Minerals Endorsement | 15% of Basic Rate |
| T-23 | R-30 | P-54 | Access Endorsement (Commercial) | \$100.00 |
| T-24 | R-31 | P-55 | Non-Imputation Endorsement (Commercial) | 5% of Basic Rate \$25 minimum |
| T-25 | R-32 | P-56 | Contiguity Endorsement (Commercial) | \$100.00 |
| T-26 | R-33 | P-57 | Additional Insured Endorsement | 10% of Basic Rate \$25 minimum |



Title Premium, Endorsements and Rate Rule Information

Optional Mortgage Policy Endorsements

| Insuring Form | Rate Rule | Procedural Rule | Description | Rate |
|---------------|-----------|-----------------|---|-----------------------------------|
| T-19 | R-29a | P-50a | Restrictions, Encroachments & Minerals Endorsement (Residential) | 5% of Basic Rate \$25 minimum |
| T-19 | R-29b | P-50b | Restrictions, Encroachments & Minerals Endorsement (Commercial) | 10% of Basic Rate \$25 minimum |
| T-42 | R-28a | P-44 | Equity Loan Mortgage Endorsement (Residential) | 10% of Basic Rate |
| T-42.1 | R-28b | P-47 | Supplemental Coverage Equity Loan Mortgage Endorsement (Residential) | 15% of Basic Rate |
| T-17 | R-11 | P-9(b)14 | PUD Endorsement (Residential) | \$25.00 |
| T-33 | R-11d | P-9(b)6 | Adjustable Mortgage Endorsement | \$20.00 |
| T-39 | R-11h | P-9(b)10 | Balloon Mortgage Endorsement | \$25.00 |
| - | R-19 | P-20 | Amendment of Standard Tax Exception Relating to Prior Years | \$20.00 |
| - | R-24 | P-29 | Amendment of Standard Tax Exception Relating to Taxes Not Yet Due and Payable | \$5.00 |
| T-36 | R-11g | P-9(b)9 | Environmental Lien Endorsement (Residential, Condominiums, Apartments) | \$25.00 |
| T-14 | R-11i | P-9(b)11 | First Loss Endorsement (Commercial) | \$25.00 |
| T-15 | R-11j | P-9(b)12 | Last Dollar Endorsement (Commercial) | \$25.00 |
| T-23 | R-30 | P-54 | Access Endorsement (Commercial) | \$100.00 |
| T-25 | R-32 | P-56 | Contiguity Endorsement (Commercial) | \$100.00 |

RATE RULES

R-1. Schedule of Basic Premium Rates

The Schedule of Basic Premium Rates for Title Insurance shall apply to all policies, unless the same is specified in other applicable Rate Rules. In no event shall two or more Rate Rules be combined in the calculation of the premium for the subject transaction, unless one Basic Rate on the policy in the largest amount is charged, except as provided for in Rules R-5 and R-14. The Basic Premium Rates for policies include the charge for title insurance; title examination and closing the transaction (see Definitions in Rule P-1).



Title Premium, Endorsements and Rate Rule Information

R-3. Owner Policy

Owner Policies shall be written to protect the estate or interest in the land, e.g. fee simple, leasehold or easement. Except as otherwise provided in this rule, all Owner Policies shall be issued for the amount of the current sales price of the land and any existing improvements appurtenant thereto, plus, at the option of the insured, the cost of improvements immediately contemplated to be erected thereupon; or, if no sale is being made, all Owner Policies shall be issued for an amount equal to the value of the land and any existing improvements appurtenant thereto, plus, at the option of the insured, the cost of the improvements immediately contemplated to be erected thereupon. In the last instance, such policy is permitted only if the applicable exception and clause provided for in Rule P-8 are placed in the policy. If improvements are subsequently added, a new Owner Policy may be issued in the aggregate amount of the original Owner Policy, plus the cost of improvements. The premium for such policy shall be the Basic Rate less the premium which was paid for the surrendered, original policy.

R-4. Mortgagee Policy

All mortgagee Policies shall be for the amount of the loan(s) insured. When the land covered in the policy represents only part of the security of the loan(s), then the policy shall be written in the amount of the value of such land or the amount of the loan, whichever is the lesser. (See Rule P-8 for additional exceptions.)

R-5. Simultaneous Issuance of Owner and Mortgagee Policies

Except as otherwise provided in this rule, when an Owner Policy and Mortgagee Policy(ies) are issued simultaneously, bearing the same date, and covering the same land, or a portion thereof, covered by the Owner Policy and covering no other land, the Owner Policy showing the lien(s) as an exception therein, the Owner Policy shall be issued at the Basic Rate, and the premium for the Mortgagee Policy(ies) shall be \$100.00 each. Should the amount of the Mortgagee Policy(ies) exceed the amount of the Owner Policy, the Basic Rate shall be charged for the Owner Policy and the premium for the Mortgagee Policy(ies) shall be at the Basic Rate plus \$100.00 for each Mortgage Policy, less the Basic Rate for the Owner Policy.

R-7. Mortgagee Policies Covering First and Subordinate Liens Issued Simultaneously

When a Mortgagee Policy is issued on a First Lien, and other policy(ies) is issued on Subordinate Lien(s), created in the same transaction, covering the same land or a portion thereof, the premium shall be computed on the total of the combined liens, to which shall be added \$5.00 for each additional policy.



Title Premium, Endorsements and Rate Rule Information

R-8. Mortgagee Policy, on a Loan to take Up, Renew, Extend or Satisfy an Existing Lien(s)

On a Mortgagee Policy, issued on a loan to fully take up, renew, extend or satisfy an old mortgage(s) that is already insured by a Mortgagee Policy(ies), the new policy being in the amount of the note of the new mortgage, the premium for the new policy shall be at the Basic Rate, but a credit shall reduce the premium by the following amount:

- (a) 40% of the premium calculated at the current rate on the written payoff balance of the old mortgage, such renewal occurring within two (2) years from the date of the Mortgagee Policy insuring the old mortgage;
- (b) 35% of the premium calculated at the current rate on the written payoff balance of the old mortgage, such renewal occurring more than two (2) years but less than three (3) years from the date of the Mortgagee Policy insuring the old mortgage;
- (c) 30% of the premium calculated at the current rate on the written payoff balance of the old mortgage, such renewal occurring more than three (3) years but less than four (4) years from the date of the Mortgagee Policy insuring the old mortgage;
- (d) 25% of the premium calculated at the current rate on the written payoff balance of the old mortgage, such renewal occurring more than four (4) years but less than five (5) years from the date of the Mortgagee Policy insuring the old mortgage;
- (e) 20% of the premium calculated at the current rate on the written payoff balance of the old mortgage, such renewal occurring more than five (5) years but less than six (6) years from the date of the Mortgagee Policy insuring the old mortgage;
- (f) 15% of the premium calculated at the current rate on the written payoff balance of the old mortgage, such renewal occurring more than six (6) years but less than seven (7) years from the date of the Mortgagee Policy insuring the old mortgage.

After the lapse of seven (7) years from the date of the Mortgagee Policy insuring the old mortgage, the Basic Rate shall apply.

R-13. A. Mortgagee Title Policy Binder on Interim Construction Loan

Applicable only as provided in Rule P-16 - A premium charge of an amount equal to the minimum policy Basic Premium Rate shall be made for issuance of each Mortgagee Title Policy Binder on Interim Construction Loan. Such Binder shall be issued for a term of one year. The original Binder may be extended for six (6) additional consecutive periods of six (6) months each, not to exceed thirty-six (36) months. A premium of \$25.00 shall be charged for each consecutive six (6) month extension.



Title Premium, Endorsements and Rate Rule Information

B. Upon subsequent issuance of:

- (1) Mortgagee Policy on a loan to fully take up, renew, extend or satisfy a lien already covered by a Mortgagee Title Policy on Interim Construction Loan, or
- (2) an Owner's Policy on the sale of a property which is encumbered by a lien covered by a Mortgagee Title Policy Binder on Interim Construction Loan and which lien against the conveyed property is released prior to or simultaneous with the sale, the premium for the new policy shall be at the basic rate, but a credit for the premium paid for the Binder shall be allowed to the purchaser of the Owner's Policy as follows:

Fifty percent (50%) of the premium paid for the Binder (exclusive of extensions), if the subsequent policy is issued within one (1) year from the date of the original Binder.

Where more than one Policy may be issued on a portion of the property covered by the Binder, only one credit shall be allowed, being on the first Policy issued.

This Rule shall not apply to any Binder issued prior to March 1, 1989, in which case no credit is allowed.

Notwithstanding the provision in Rate Rule R-1, it shall be permissible to combine this rule with Rate Rule R-5 in the calculation of the premium for a policy. In no event shall the premium collected be less than the regular minimum promulgated rate for a Mortgagee Policy.

The fifty percent (50%) credit shall not apply if the Binder covers real property which is being improved for improvements other than one to four residential units.

R-18. Creation of New Loan Contemplated by Construction Lender

When a Mortgagee Policy has been issued insuring the lien of a construction loan to be fully taken up, renewed, extended or satisfied by a new loan, the premium on the Mortgagee Policy insuring the lien of the new loan shall be at the currently promulgated minimum policy Basic Premium Rate; provided however, if the Mortgagee Policy insuring the lien of the new loan is in an amount in excess of the amount of the Mortgagee Policy insuring the lien of the construction loan, the premium shall be equal to the greater of (i) the currently promulgated minimum policy Basic Premium Rate, or (ii) the excess of the currently promulgated Basic Premium Rate on the amount of the Mortgagee Policy insuring the lien of the new loan less the currently promulgated Basic Premium Rate on the amount of the Mortgagee Policy insuring the lien of the construction loan.