

NOTICE OF RIGHT TO PURCHASE OWNER'S POLICY OF TITLE INSURANCE

PURCHASER – MORTGAGOR'S NAME ("YOU" OR "YOUR")

DATE

PURCHASER – MORTGAGOR'S MAILING ADDRESS

FILE NO.

PURCHASER – MORTGAGOR'S E-MAIL ADDRESS

ADDRESS OF PROPERTY ("PROPERTY")

An ALTA Loan Policy of Title Insurance ("Loan Policy") only insures Your lender's mortgage on the Property You are purchasing. Even though You pay for that Loan Policy, it will not provide title insurance protection to You.

If You want Your own title insurance protection, You must buy Your own ALTA Owner's Policy of Title Insurance ("Owner's Policy").

An Owner's Policy is available with a coverage amount not less than the fair market value of the Property. An Owner's Policy is purchased for a one-time premium and protects You for as long as You own the Property. Possible problems covered by an Owner's Policy can include:

Someone other than you (or a person listed in the policy) owning an interest in your property;

- Lack of legal access to and from the property;
- A claim against your ownership interest based on fraud, forgery, or incapacity in a transaction;
- An outstanding lien against your title for matters such as unpaid real estate taxes, a court judgment, a prior owner's mortgage or an unpaid owner's association lien;
- Someone enforcing rights to use your property due to an easement that is not listed in the policy;
- Someone limiting your right to use your property due to a restriction that is not listed in the policy.

Further, Your Owner's Policy will pay the cost of defending You if someone sues You over a covered matter.

A title insurance commitment issued in connection with the Property is an offer to provide title insurance. It is not a representation as to the condition of title. It does not constitute an abstract of title, and does not provide You the protection of an Owner's Policy.

If You would like to review a title insurance commitment for the Property and a sample Owner's Policy jacket, it will be provided to You on request.

If You would like a quote as to the cost for an Owner's Policy, it will be provided to You on request.

If You are uncertain as to whether You should obtain an Owner's Policy, You are urged to seek independent advice.

INITIAL(S) I/We DO wish to purchase an Owner's Policy of Title Insurance.

INITIAL(S) I/We understand the risk we are taking and DO NOT wish to purchase an Owner's Policy of Title Insurance.

PURCHASER – MORTGAGOR

SIGNATURE

DATE

PURCHASER – MORTGAGOR

SIGNATURE

DATE

[Add additional Purchaser – Mortgagor signatures as necessary]