

**Transaction Identification Data** for reference only:

Issuing Agent: \_\_\_\_\_  
Issuing Office: \_\_\_\_\_  
ALTA® Universal ID: \_\_\_\_\_  
Loan ID Number: \_\_\_\_\_  
Commitment Number: \_\_\_\_\_  
Issuing Office File Number: \_\_\_\_\_  
Property Address: \_\_\_\_\_  
Revision Number: \_\_\_\_\_

**SCHEDULE A**

1. **Commitment Date:** \_\_\_\_\_

2. Policy to be issued:

(a) **Owner's Policy**

Proposed Insured: \_\_\_\_\_

Proposed Policy Amount: \$ \_\_\_\_\_

(b) **Loan Policy**

Proposed Insured: \_\_\_\_\_

Proposed Policy Amount: \$ \_\_\_\_\_

3. The estate or interest in the Land described or referred to in this Commitment is \_\_\_\_\_ (Identify estate covered, i.e., fee, leasehold, etc.)

4. Title to the [ \_\_\_\_\_ ] estate or interest in the Land is at the Commitment Date vested in:

5. The Land is described as follows:

See "**Exhibit A**" attached and made apart of the herein document

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by \_\_\_\_\_]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].*

**SCHEDULE B, PART I  
Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Proof that there are no support judgments or support arrearages entered against the vested property owners or purchaser(s) in any jurisdiction.
5. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the public record.

Properly Executed and Deed from: \_\_\_\_\_

To: \_\_\_\_\_

Properly Executed Mortgage from: \_\_\_\_\_

To: \_\_\_\_\_

6.

7.

8.

9.

10.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by \_\_\_\_\_]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].*

SCHEDULE B, PART I  
CONTINUED

All of the following Requirements must be met:

11.

12.

13.

14.

15.

16.

17.

18.

19.

20.

FOR TRAINING ONLY

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by \_\_\_\_\_]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].*

**SCHEDULE B, PART II  
Exceptions**

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.]
2. Easements and claims of easements not shown by the public records.
3. Property tax assessments not yet due and payable.
- 4.
- 5.
- 6.
- 7.
- 8.
- 9.
- 10.

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by \_\_\_\_\_]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions[; and a counter-signature by the Company or its issuing agent that may be in electronic form].*

EXHIBIT A

LEGAL DESCRIPTION

FOR TRAINING ONLY

*This page is only a part of a 2016 ALTA® Commitment for Title Insurance[ issued by \_\_\_\_\_]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].*