

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. 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 Records.

A Properly Executed and Deed from: _____

To: _____

A Properly Executed Mortgage from: _____

To: _____

5.

6.

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10.

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**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.

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EXHIBIT A

LEGAL DESCRIPTION

FOR TRAINING ONLY

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