

Maine Filed Rate Schedules Effective November 1, 2012

The rates set forth below have been filed and approved by the Maine Insurance Department. Premium rate schedules are filed for standard base premium/coverage policies for use for residential and commercial properties. Expanded policy premium schedules are also filed for use for special policy coverage on selected residential, 1-4 family properties.

Standard Base Premium Rates

Mortgagee Policy (MP) or Leasehold MP	Per \$1,000.00 of Liability
Up to \$1,000,000.00	\$1.75
More than \$1,000,000.00	Negotiable with CATIC Office Approval

Minimum \$100.00

This rate applies to Standard Mortgagee, Short Form Standard Mortgagee and Leasehold Mortgagee Policies.

Owner Policy (OP) or Leasehold OP	Per \$1,000.00 of Liability
Up to \$1,000,000.00	\$3.00
More than \$1,000,000.00	Negotiable with CATIC Office Approval

Minimum \$100.00

This rate applies to Standard Owner and Leasehold Owner Policies.

Policies Issued in the Amount of \$50,000.00 or Less

The minimum base premium rate for an Owner or a Mortgagee Policy is \$100.00. *This base premium rate is applicable only to Owner or Mortgagee Policies issued in the amount of \$50,000.00 of liability or less.*

Simultaneous Rate

Simultaneous Rate: \$150.00 The rate is applicable as follows:
When a Mortgagee Policy is issued in conjunction with an Owner Policy covering the identical property, the policies qualify for the Simultaneous Rate. The \$150.00 rate is added to the Owner Policy premium rate

(including any owner endorsements) in order to issue the Mortgagee Policy in an amount less than the Owner Policy.

Note 1. Any endorsements requested by the Lender are calculated and added to the Mortgagee Policy.

Note 2. Any endorsements requested by the Owner are calculated and added to the Owner Policy.

One-to-Four Family Residential Mortgagee Policy Endorsement Rate

This is a streamlined, all-inclusive premium for up to three (3) residential endorsements (except for Zoning) and the deletion of the survey exception based upon a residential survey affidavit for a standard residential Mortgagee Policy. The endorsement premium is \$125.00 which is in addition to the standard rates described above. In the event that more than three (3) endorsements are required for a residential transaction or a zoning endorsement is required, a premium will be added to this all-inclusive premium equal to the endorsement rates found on Page 4, Additional Premium Charges.

Refinance Rates

The Refinance Rate for Mortgagee Policies is 60% of the applicable loan policy.

The refinance rate is calculated at 60% of the applicable loan policy rate. Mortgagee endorsement charges are calculated at the filed rate. Refinance rates are available for a period of three (3) years.

Expanded Policy Premium Rates

The CATIC Expanded Policy with additional special protection is issued only on: Improved, 1-4 Family Residential dwellings as-built for at least one year. The Expanded Policy is not available for Manufactured Housing, Raw land, Construction Loans, Home Equity Loans or other loans with provisions for subsequent recorded modifications or any Commercial properties.

The Expanded Mortgagee Policy rate is the Standard Mortgagee base premium rate plus 10% (minimum \$25.00) plus \$125.00 for the additional coverages in the Expanded Mortgagee Policy jacket (Combined Endorsement Rate or CER). Additional requested endorsements are available at the regular endorsement rate.

This Expanded Mortgagee rate applies to Expanded Mortgagee and Short Form Expanded Mortgagee Policies. Additional requested endorsements are available at the regular endorsement rate.

The Expanded Owner Policy rate is the Standard Owner base premium rate plus 10% (minimum \$25.00) plus \$75.00 for the additional coverages in the Expanded Owner Policy Jacket (Combined Endorsement Rate or CER). Additional requested endorsements are available at the regular endorsement rate.

Short Form Standard Mortgagee Policies

Short Form Standard Policies are available and may be issued only when a Lender requests the Short Form as a requirement in their written closing instructions. It is a condensed version of the Standard ALTA policy with certain exceptions deleted and affirmative coverages included. The Standard Short Form Mortgagee Policy may be issued for the same loan policies that a Standard ALTA is issued. The Short Form is based on the usual title search and underwriting procedures; however contact the CATIC Office for guidance on preparation.

Short Form Standard Mortgagee Policy Rate is calculated as follows: Standard Base Mortgagee premium rate plus \$75.00 for the built-in affirmative coverages on Schedule B plus the \$50.00 Survey Affidavit charge. (Calculate: Standard Base Mortgagee rate plus \$125.00 = Short Form Expanded Mortgagee Policy Rate.) Also, endorsements are charged at \$25.00 for each endorsement checked as applicable.

Short Form Expanded Mortgagee Policies

Short Form Expanded Policies are available and may be issued only when a Lender requests the Short Form Expanded Mortgagee Policy as a requirement in their written closing instructions. It is a condensed version of the CATIC Expanded policy with certain exceptions and affirmative coverages included in addition to the expanded coverages. The Expanded Short Form Mortgagee Policy may be issued for the same loan policies that an Expanded Mortgagee policy is issued. (Note: Expanded Mortgagee Policies are not issued on raw land, construction loans, manufactured housing, or other properties such as 5+ Family Dwellings.) The Short Form Expanded Policy is based on the usual title search and underwriting procedures; however contact the CATIC Office for guidance on preparation.

Short Form Expanded Mortgagee Policy rate is calculated as follows: Expanded Base Mortgagee premium rate plus \$75.00 for the built-in affirmative coverages on Schedule B plus the \$50.00 Survey Affidavit charge. (Calculate: Expanded Base Mortgagee rate plus \$125.00 = Short Form Expanded Mortgagee Policy rate.) Also, Endorsements are charged at \$25.00 for each endorsement checked as applicable.

Additional Premium Charges

Endorsement Rates:

Residential Policy Endorsement : **\$25.00 per endorsement**

This rate is applicable to residential, 1-4 family owner-occupied properties and is used for:

ALTA Endorsements:

- 4.1 Condominium
- 5.1 PUD
- 6 Variable Rate
- 6.1 Variable Rate
- 6.2 Negative Amortization
- 6.3 Variable Rate Convertible
- 7 Manufactured Housing
- 8.1 Environmental Lien

and other endorsements:

Balloon Mortgage Endorsement

Location Endorsement with Survey
Location Endorsement without Survey
Open-End Mortgage Securing a Residential Revolving Loan Agreement
Residential Survey Endorsement
Reverse Mortgage Endorsement
Truth in Lending Endorsement
And other ALTA or CATIC Residential Endorsements

Call the Office if your residential lender requests other Endorsements.

Commercial Policy Endorsement: \$ 0.10 per thousand (minimum \$100.00) negotiable based upon risk.

Commercial policies are issued for non-residential, five (5) or more family units, non-owner occupied, business and development properties. The rate is applicable to ALTA, CLTA and CATIC Commercial Endorsements previously filed as well as others listed below:

Street Assessment
Mortgage Modification/Date Down Endorsement
Date Down Endorsement
ALTA 9 Mortgagee Comprehensive Endorsement
ALTA 9.1 Owner Comprehensive Endorsement for Unimproved Land
ALTA 9.2 Owner Comprehensive Endorsement for Improved Land
Location with Survey
Location without Survey
Address/Location of Improvements
Open-End Mortgage Endorsement
Open-End Mortgage Securing a Commercial Revolving Loan Agreement
Revolving Line of Credit Endorsement
Contiguity of Parcels Endorsement
Endorsements deleting the Creditor's Rights Exclusion for Mortgagee and Owner
Doing Business Endorsement
First Loss Endorsement
Last Dollar Endorsement
Fairway Endorsement
Non-Imputation Endorsement for Mortgagee and Owner

Land Same as Survey
E-45 Liability Non-cumulative
Usury Endorsement
Environmental Lien Endorsement-Commercial
Separate Tax Parcel Endorsement
Street Access
Street Address
Subdivision Compliance Endorsement

Zoning Endorsements

ALTA 3.1	E-3.1 (Improved property)	\$0.50 per thousand
ALTA 3.1	(Improved property) with parking	\$0.50 per thousand
ALTA 3	E-3 (Unimproved property)	\$0.30 per thousand

Special Title Risk Endorsements

Extended Coverage Rate:

Residential: \$0.20 per thousand (minimum \$25.00)
Commercial: \$0.20 per thousand (minimum \$100.00)

These extended coverage rate endorsements are applicable for unusual conditions of title, special risks, extended coverages or special services that are related to additional risk. New Hampshire Office underwriting approval and countersignature are required prior to issuing this endorsement.

Mortgage Modification Endorsement with title update coverage:

Residential: \$0.40 per thousand (minimum \$50.00)
Commercial: \$0.40 per thousand (minimum \$200.00) Negotiable based on risk.

Expanded Owner Policy Endorsement Rate to Delete the Deductible Amount

An Expanded Policy Owner may request that the deductible provisions of the policy be removed with the **Deletion of Deductibles Endorsement** at an additional cost of **\$200.00** premium. New Hampshire Office approval and countersignature are needed prior to issuance.

Endorsements Without Premium Charges

No additional premium is charged for endorsements that are for merely technical corrections or that modify the standard policy language to reflect a non-standard form of transaction, e.g. Leasehold or construction loan:

Construction Loan Endorsement (with pending disbursement language) and
Construction Loan Disbursement Endorsement
Owner Improvement Endorsement (pending improvements language) and
Owner Pending Improvements Endorsement
Residential Mortgage Secondary Mortgage Market Endorsement
Homeowners Inflation Endorsement
Deletion of Arbitration Clause Endorsements for Owner and Mortgagee
Change or Correction Endorsement
ALTA Owner Leasehold Endorsement and Mortgagee Leasehold Endorsement
Condominium Continuation Sheet-for Schedule B
Residential Endorsement to Change the Name of the Individual Insured
Tie-In Endorsement (Owner)
Expanded Protection Owner Policy Endorsement- Graduated Liability

Minimum Policy Amount – Owner Policy

Amount of Insurance – Owner title insurance policies will not be issued for less than the full value of the premises as determined by a) the contract purchase price for the premises including the value of any assumed liens or obligations; b) the appraised value of the premises; or c) a good faith estimate of the value of the premises; except when the Company is a co-insurer with one or more other title insurers, or when the interest of the insured owner is a leasehold or other interest in the property which is less than fee ownership, in which case no owner title insurance policy will be issued for less than the value of the insured's interest in the premises.

Questions?

Help with Rate Calculations?

Call the CATIC Office Toll-Free: (866) 595-5559