

Maine Filed Rate Schedules
Effective February 28, 2007

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 of Liability
Up to \$1,000,000	\$1.75
Over \$1,000,000	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 of Liability
Up to \$1,000,000	\$3.00
Over \$1,000,000	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 or Less

The Minimum Base Premium rate for an Owner or a Mortgagee Policy is \$75.00. *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.

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 ten (10) 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).

This **Expanded Mortgage Rate** applies to **Expanded Mortgage and Short Form Expanded Mortgage Policies**. Additional requested endorsements are applicable at the regular endorsement rate.

The **Expanded Owner Policy Rate** is the Standard Owner Base Premium Rate plus 10% (minimum \$25.00).

Short Form Standard Mortgage 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 Mortgage 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 Mortgage Policy Rate is calculated as follows: Standard Base Mortgage premium rate plus \$75 for the built in affirmative coverages on Schedule B plus the \$50.00 Survey Affidavit charge. (Calculate: Standard Base Mortgage Rate Plus \$125 = Short Form Expanded Mortgage Policy Rate.) Also, endorsements are charged at \$25 for each endorsement checked as applicable.

Short Form Expanded Mortgage Policies ????

Short Form Expanded Policies are available and may be issued only when a Lender requests the Short Form Expanded Mortgage 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 Mortgage Policy may be issued for the same loan policies that an Expanded Mortgage policy is issued. (Note: Expanded Mortgage 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 Mortgage Policy Rate is calculated as follows: Expanded Base Mortgagee premium rate plus \$75 for the built in affirmative coverages on Schedule B plus the \$50.00 Survey Affidavit charge. (Calculate: Expanded Base Mortgagee Rate Plus \$125 = Short Form Expanded Mortgagee Policy Rate). Also, Endorsements are charged at \$25 for each endorsement checked as applicable.

Additional Premium Charges

Endorsement Rates:

Residential Policy Endorsement Rate: \$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 rate: \$ 0.10 per thousand (minimum \$100) 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

NH 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)

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. NH 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. NH Office approval and countersignature is 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 owners 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

1-866-595-5559

*5 Bedford Farms Drive, Suite 104
Bedford, NH 03110*

*Tel: (603) 488-0092
Toll Free: (866) 595-5559
Fax: (603) 782-0258*

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