# TERMS OF USE CATIC POLICY LIBRARY

Because you are a CATIC Agent authorized to issue Policies in Massachusetts, you have access to the MA Policy Library and your use of any Policy in this Library means that you agree to these MA Terms of Use.

Refinances:

# If you find an Owner’s Policy that insures the exact Property and Owner you will be insuring in connection with a refinance transaction, you are authorized to rely upon the Policy in connection with the issuance of a new CATIC Loan policy, provided that you search the title from the prior owner’s deed into the Insured Owner in order to verify that any and all of the prior owner’s mortgages/liens have been properly discharged/released.

# Subdivisions:

If you find an Owner’s Policy but the Policy you find is not the exact property but covers a different Lot within the same subdivision, we cannot automatically authorize you to rely upon that Policy to issue new Policies because the back title to a subdivision may or may not share a common back title with other lots within the subdivision,. Once you have made a proper determination that the back title of the Lot covered by the Policy found comes out of the same back title chain as the Lot to be insured, upon authorization from the Underwriting Department, you may run from the Deed into the Developer forward.

 **Condominiums**

If you find a Policy for any Unit within the same Condominium as the Unit you are insuring, you are hereby authorized to rely upon this Policy in connection with the issuance of a new CATIC Owner’s and/or Loan Policy(ies) provided you search the title from and after the Deed into the Declarant forward.

**All Exceptions Must Be Included In New Policies to be Issued**

The Schedule B of the new Policy(ies) to be issued must include any matters found in your search, as well as those contained in the Schedule B of the existing Policy, that will continue to affect the Property.

Please contact a CATIC Underwriting Counsel if:

* you have knowledge of any interest or encumbrance affecting the subject Property arising prior to the existing Policy, but for which an exception does not appear in the existing Policy’s Schedule B; or
* you find a Policy containing a Schedule B that includes affirmative language regarding one or more of the exceptions (i.e., you must obtain authority from the Underwriting Department to carry forward any affirmative coverage from an existing Policy to a new Policy)

# Authorization to Rely Upon Complete Policies Only

Existing Policies in the Library may be utilized ***only***if they are ***complete***. That is, a Policy must contain a Schedule A and Schedule B, as well as, a legal description. Should you find an incomplete Policy, please contact CATIC so that we may assist you in locating a complete copy of the Policy.

# Extent of Authorization and Liability

**CATIC makes no warranties whatsoever regarding the status of title to the Property insured by any existing Policy retrieved from the Library.**

CATIC’s liability is determined by and limited by the terms and conditions of the Policy issued to an Insured and does not include loss, costs or damages suffered by any party as a result of a report, opinion or certification of title issued by you to others, including, without limitation, any certifications made pursuant to M.G.L. Ch. 93, §70.

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