

Pioneer Title Agency, Inc.

Commitment to Service

LENDER'S POLICY COMPARISON CHART

Product Offered	Coverage Provided	Uses And Restrictions	Cost (\$250,000 Loan)
ALTA 2006 Loan policy	Full coverage insures lien position, insures against record and off-record matters	Best for purchase \$ and refinance of 1st position liens, and for construction loans	\$525 refinance or purchase; \$1400 for construction or cash equity loans (sliding scale)
ALTA Standard Loan policy	Insures lien position, coverage against recorded matters only	Commonly used for seller-financing and 2nd/equity loans; not recommended for construction or 1st loans	\$933 (equity/2nd loan only); \$100 if combined with property purchase – residential) (sliding scale)
Junior/Limited Loan policy	Coverage limited to “apparent owner”, insures against “enforceable” liens	Can be used for any position loan on residential property only; limit \$250,000 (LLP); \$500,000 (JLP)	\$125 up to 250K flat fee
Limited search	No title insurance coverage – report only – commonly used for HELOC loans	Residential property only; shows apparent owner and D/T's & Agreements last 10 years only	\$75 and up
LTAA #10 Modification/Bringdown	Insures priority of subsequent advances/term modifications of existing loans	Best if lender prefers to modify existing note rather than creating a new 2nd lien	Call for pricing
LTAA #21 Modification/Bringdown	Similar to #10 but must be used if legal description has changed	Best if lender prefers to modify existing note rather than creating a new 2nd lien	Call for pricing
LTAA #7	Increases insured liability amount on existing policies	Usually used in conjunction with modification endorsement when additional money is advanced	Call for pricing