



POLICY ENDORSEMENTS

T-19 Restrictions, Encroachment, Mineral Endorsement

Cost: \$50 minimum or 5% of the basic rate on residential and 10% of the basic rate on non-residential
When Needed: Required by most lenders on the Mortgagee's Title Policy.

Protects: Gives the lender further coverage with regards to survey encroachments, mineral right and/or restrictions set out on Schedule B.

T-19.1 for non-residential Owner Title Policy for 15%

T-17 Planned Unit Development Endorsement

Cost: \$25

When Needed: Required by most lenders on the Mortgagee's Title Policy when the property lies within a Planned Unit Development.

Protects: Gives lender further coverage with regards to restrictive covenants, HOA dues, enforced removal of existing structures and right of first refusal.

Survey Amendment on Owner's Title Policies

Cost: 5% of the basic rate on residential and 15% on non-residential property.

When Needed: Optional coverage for owners

Protects: Deletes language out of survey exception so that the owner has coverage from any discrepancies, conflicts, encroachments or protrusions, or overlapping of improvements.

T-30 Tax Deletion

Cost: \$20

When Needed: Required by almost all lenders on the Mortgagee's Title Policy

Protects: Provides protection against rollback taxes subsequent taxes and assessments for prior years due to change in land usage or ownership.

T-31 Manufactured Housing Endorsement

Cost: \$20

Protects: Manufactured home is attached to land described in Mortgage Title Policy.

T-31.1 Supplemental Coverage Manufactured Housing Unit Endorsement

Cost: \$50

Protects: Provides supplemental coverage's in addition to insuring manufactured housing unit is located on the land.

T-33 Adjustable Rate Endorsement

Cost: \$20

When Needed: Required by the mortgage company as an endorsement to the Mortgagee's Title Policy whenever the borrower has an Adjustable Rate Note.

T-35 Revolving Credit Endorsement

Cost: \$50

When Needed: May be issued with a Mortgagee Title Policy insuring a Home Equity Line of Credit Loan.

T-36 Environmental Protection Lien Endorsement

Cost: \$25

When Needed: Required by almost all mortgage companies on the Mortgagee's Title Policy on residential properties.

Protects: Protects the lender in case there are any existing liens regarding environmental issues.

T-39 Balloon Endorsements

Cost: \$25

When Needed: Required by the mortgage company as an endorsement to the Mortgagee's Title Policy whenever the borrower has a Balloon note.

T-42 Equity Loan Mortgage Endorsement

Cost: Additional 10% of the Basic Premium Rate

When Needed: Mandatory endorsement for any MTP insuring a home equity equity loan.

Protects: Gives lender coverage against certain events that could cause a home equity loan to be invalid under Texas law, such as the property being under an agriculture exemption or the existence of more than one home equity loan at a time or more than one in a year.

T-42.1 Supplemental Coverage Equity Loan Mortgage Endorsement

Cost: Additional 15% of the Basic Premium Rate

When Needed: Optional endorsement for any MTP insuring a home equity loan, at the request of the lender

Protects: Gives lender coverage against certain events that could cause a home equity loan to be invalid under Texas law, such as blanks in an instrument or if the loan proceeds are disbursed before the fourth day after closing or if the settlement statement reflecting the final lender fees are not delivered at least one day before closing or the borrower does not receive a copy of all loan documents.

Trinity Title of Texas Office Locations

La Arcata Retail Center

115 N. Loop 1604 East, Suite 2200
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210.496.0002 | 210.496.3369 Fax

Bandera Trails Shopping Center

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Helotes, TX 78023
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Shavano Center I

3522 Paesanos Parkway, Suite 200
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