

# STG Request for Approval to Issue Overlimits (Large) Policy or Extra Hazardous Coverage

## REQUEST FOR APPROVAL TO ISSUE POLICY

To: Stewart Title Guaranty Company Date: \_\_\_\_\_

From: \_\_\_\_\_  
 [Name of Person Requesting Approval]

\_\_\_\_\_  
 [Name of Title Insurance Agent/Company/Issuing Office; Please also include City, and State]

Telephone: \_\_\_\_\_ FAX: \_\_\_\_\_ Email: \_\_\_\_\_

Re: Title / File / Order No. \_\_\_\_\_  
 \_\_\_\_\_  
 [Property Address / Ref:]

1. Premium (MUST ONLY BE COMPLETED FOR TRANSACTIONS \$15,000,000.00 AND OVER)

Please specify:

- \_\_\_\_\_ a. Total premium charge to customer for title insurance policies (excluding endorsements)
- \_\_\_\_\_ b. Amount of premium for title insurance policies (excluding endorsements) that will be remitted to Stewart Title Guaranty Company
- \_\_\_\_\_ c. Total premium charge to customer for endorsements
- \_\_\_\_\_ d. Amount of premium for endorsements that will be remitted to Stewart Title Guaranty Company
- \_\_\_\_\_ e. Total amount of premium for title insurance policies and endorsements that will be remitted to Stewart Title Guaranty Company
- \_\_\_\_\_ f. \$ per thousand premium charge to customer for title insurance policies and endorsements
- \_\_\_\_\_ g. \$ per thousand remitted to Stewart Title Guaranty Company for title insurance policies and endorsements

2. Title was searched and examined from \_\_\_\_\_ to \_\_\_\_\_.  
 (Please do not include the period covered by any Starter.)

3. Starter, if any. Please specify:

- (a) Prior Company: \_\_\_\_\_
- (b) Prior Effective Date: \_\_\_\_\_
- (c)  Owner's Policy or  Loan Policy (check one). Please attach a copy.

4. List the Policy Form(s), Type, Insured and Stewart's Policy amount.

If Policy Form is not identified, the form will be the 2006 ALTA® Policy.

Attach a copy of Commitment(s) and any pro forma(s).

| Policy Form<br>(e.g. 2006 ALTA) | Type<br>(e.g. Loan) | Proposed Insured | Amount |
|---------------------------------|---------------------|------------------|--------|
|                                 |                     |                  | \$     |
|                                 |                     |                  | \$     |
|                                 |                     |                  | \$     |
|                                 |                     |                  | \$     |

5. Description of Property (e.g., undeveloped, apartments, offices, etc.):  
 \_\_\_\_\_  
 \_\_\_\_\_

6. Describe: (a) transaction and (b) purpose of financing (Briefly, but in detail):  
 \_\_\_\_\_  
 \_\_\_\_\_

7. Describe grantor/mortgagor (e.g., person, entity) and authority (e.g., power of attorney, corporate resolution, approval by shareholders, partners or members, etc.):

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8. (a) Describe any conflict of interest or potential conflict of interest. If none, write the word "None":

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(b) If the Issuing Office is an agent, please provide the names of all officers of the agent and all principals of the agent that own 10% or more of the agent.

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9. If endorsements are being requested, attach a list or click below:

|  | <b>Owner's Policy Endorsements: *(Check box)</b>  |  | <b>Loan Policy Endorsements: *(Check box)</b>                                     |
|--|---|--|---|
|  |   |  | ALTA JR 1   |
|  |   |  | ALTA JR 2 Future Advance  |
|  | ALTA Limited Pre-Foreclosure Date-Down            |  | ALTA Limited Pre-Foreclosure Date-Down  |
|  |   |  | ALTA 1 Street Assessments   |
|  |   |  | ALTA 2 Truth Lending  |
|  | ALTA 3 Zoning                                     |  | ALTA 3 Zoning   |
|  | ALTA 3.1 Zoning                                   |  | ALTA 3.1 Zoning   |
|  | ALTA 3.2 Zoning                                   |  | ALTA 3.2 Zoning   |
|  | ALTA 4 Condominium                                |  | ALTA 4 Condominium  |
|  | ALTA 5 Planned Unit Development                   |  | ALTA 5 Planned Unit Development   |
|  | ALTA 5.1 Planned Unit Development                 |  | ALTA 5.1 Planned Unit Development   |
|  |   |  | ALTA 6 Variable Rate Mortgage or 6.2 Variable Rate Mortgage-Negative Amortization |
|  | ALTA 7 Manufactured Housing Unit                  |  | ALTA 7 Manufactured Housing Unit  |
|  | ALTA 7.2 Manufactured Housing Unit-Conversion     |  | ALTA 7.1 Manufactured Housing Unit-Conversion                                     |
|  |   |  | ALTA 8.1 Environmental Protection Lien (Residential)                              |
|  | ALTA 8.2 Commercial Environmental Protection Lien |  | ALTA 8.2 Commercial Environmental Protection Lien                                 |
|  |   |  | ALTA 9 REM  |
|  | ALTA 9.1 CC&R                                     |  |   |
|  | ALTA 9.2 CC&R                                     |  |   |
|  |   |  | ALTA 9.3 CC&R   |
|  |   |  | ALTA 9.6 Private Rights   |
|  |   |  | ALTA 9.7 REM  |
|  | ALTA 9.8 CC&R                                     |  |   |

|  | <b>Owner's Policy Endorsements: *(Check box)</b> |  | <b>Loan Policy Endorsements: *(Check box)</b>                        |
|--|--|--|--|
|  | ALTA 9.9 Private Right                           |  |  |
|  |  |  | ALTA 9.10 Restrictions, Encroachments, Minerals – Current Violations |
|  |  |  | ALTA 10 Assignment   |
|  |  |  | ALTA 10.1 Assignment and Date Down                                   |
|  |  |  | ALTA 11 Mortgage Modification  |
|  |  |  | ALTA 11.1 Mortgage Modification with Subordination                   |
|  |  |  | ALTA 11.2 Mortgage Modification with Additional Amount of Insurance  |
|  |  |  | ALTA 12 Aggregation (Tie-in)   |
|  |  |  | ALTA 12.1 Aggregation State Limits                                   |
|  | ALTA 13 Leasehold                                |  |  |
|  |  |  | ALTA 13.1 Leasehold  |
|  |  |  | ALTA 14 Future Advance   |
|  |  |  | ALTA 14.1 Future Advance   |
|  |  |  | ALTA 14.2 Future Advance   |
|  | ALTA 15 Nonimputation                            |  |  |
|  | ALTA 15.1 Nonimputation                          |  |  |
|  | ALTA 15.2 Nonimputation                          |  |  |
|  | ALTA 16 Mezzanine Financing                      |  |  |
|  | ALTA 17 Access                                   |  | ALTA 17 Access   |
|  | ALTA 17.1 Access                                 |  | ALTA 17.1 Access   |
|  | ALTA 17.2 Utility Access                         |  | ALTA 17.2 Utility Access   |
|  | ALTA 18 Tax Parcel                               |  | ALTA 18 Tax Parcel   |
|  | ALTA 18.1 Tax Parcel                             |  | ALTA 18.1 Tax Parcel   |
|  | ALTA 19 Contiguity                               |  | ALTA 19 Contiguity   |
|  | ALTA 19.1 Contiguity                             |  | ALTA 19.1 Contiguity   |
|  |  |  | ALTA 20 First Loss   |
|  | ALTA 22 Location                                 |  | ALTA 22 Location   |
|  | ALTA 22.1 Location and Map                       |  | ALTA 22.1 Location and Map   |
|  | ALTA 23 Co-Insurance - Single Policy             |  | ALTA 23 Co-Insurance - Single Policy                                 |
|  |  |  | ALTA 24 Doing Business   |
|  | ALTA 25 Same as Survey                           |  | ALTA 25 Same as Survey   |

|  | <b>Owner's Policy Endorsements: *(Check box)</b>                      |  | <b>Loan Policy Endorsements: *(Check box)</b>                             |
|--|---|--|---|
|  | ALTA 25.1 Same as Portion of Survey                                   |  | ALTA 25.1 Same as Portion of Survey                                       |
|  | ALTA 26 Subdivision   |  | ALTA 26 Subdivision   |
|  |   |  | ALTA 27 Usury   |
|  |   |  | ALTA 28 Easement-Damaged or Enforced Removal                              |
|  | ALTA 28.1 Encroachments-Boundaries & Easements                        |  | ALTA 28.1 Encroachments-Boundaries & Easements                            |
|  | ALTA 28.2 Encroachments-Boundaries & Easements-Described Improvements |  | ALTA 28.2 Encroachments-Boundaries & Easements-Described Improvements     |
|  |   |  | ALTA 29 Interest Rate Swap  |
|  |   |  | ALTA 29.1 Interest Rate Swap  |
|  |   |  | ALTA 29.2 Interest Rate Swap  |
|  |   |  | ALTA 29.3 Interest Rate Swap  |
|  |   |  | ALTA 30 Shared Appreciation Mortgage                                      |
|  |   |  | ALTA 30.1 Commercial Participation Interest                               |
|  | ALTA 31 Severable Improvements  |  | ALTA 31 Severable Improvements  |
|  |   |  | ALTA 32 Construction Loan   |
|  |   |  | ALTA 32.1 Construction Loan – Loss of Priority – Direct Payment           |
|  |   |  | ALTA 32.2 Construction Loan – Loss of Priority – Insured's Direct Payment |
|  |   |  | ALTA 33 Disbursement  |
|  | ALTA 34 Identified Risk   |  | ALTA 34 Identified Risk   |
|  | ALTA 35 Minerals-Buildings  |  | ALTA 35 Minerals-Buildings  |
|  | ALTA 35.1 Minerals-Improvements                                       |  | ALTA 35.1 Minerals-Improvements   |
|  | ALTA 35.2 Minerals-Described Improvements                             |  | ALTA 35.2 Minerals-Described Improvements                                 |
|  | ALTA 35.3 Minerals-Land Under Development                             |  | ALTA 35.3 Minerals-Land Under Development                                 |
|  | ALTA 36 Energy Project-Leasehold/Easement                             |  | ALTA 36.1 Energy Project-Leasehold/Easement                               |
|  | ALTA 36.2 Energy Project-Leasehold                                    |  | ALTA 36.3 Energy Project-Leasehold  |
|  | ALTA 36.4 Energy Project-CC&R   |  | ALTA 36.5 Energy Project-CC&R   |
|  | ALTA 36.6 Energy Project-Encroachments                                |  | ALTA 36.6 Energy Project-Encroachments                                    |
|  |   |  | ALTA 37 Assignment of Rents or Leases                                     |
|  |   |  | ALTA 38 Mortgage Tax  |
|  | ALTA 39 Policy Authentication   |  | ALTA 39 Policy Authentication   |
|  | ALTA 41 Water - Buildings   |  | ALTA 41 Water - Buildings   |
|  | ALTA 41.1 Water - Improvements  |  | ALTA 41.1 Water – Improvements  |

|  | Owner's Policy Endorsements: *(Check box) |  | Loan Policy Endorsements: *(Check box)   |
|--|---|--|--|
|  | ALTA 41.2 Water – Described Improvements  |  | ALTA 41.2 Water – Described Improvements |
|  | ALTA 41.3 Water – Land Under Development  |  | ALTA 41.3 Water – Land Under Development |
|  |   |  | ALTA 42 Commercial Lender Group          |
|  |   |  | ALTA 43 Anti – Taint                     |
|  |   |  | ALTA 44 Insured Mortgage Recording       |
|  | Other:                                    |  | Other:                                   |

“\*” May be modified to refer to other endorsements available in applicable states.

10. Does this file involve the following?

(If applicable, write "YES" and describe the circumstances. Please note: a blank will be deemed "NO"):

\_\_\_\_\_ a. A construction loan?

\_\_\_\_\_ b. Broken-priority (i.e., early start) or no-priority? If so, please describe underwriting:

\_\_\_\_\_ No Broken-priority? If not, please explain:

\_\_\_\_\_ c. Recent construction performed or completed within the lien period?

If so, please describe underwriting: \_\_\_\_\_

If not, how do you know: \_\_\_\_\_

\_\_\_\_\_ d. Request for Mechanic's Lien Coverage?

NOTE: If this transaction is a construction loan and if the total project cost (i.e., the loan amount plus other contributions) is equal to or greater than \$25,000,000, please also complete

[STG High Liability \(Over \\$25 Million\) Mechanic's Lien Coverage Approval Request](#)

\_\_\_\_\_ e. Access based solely upon an easement (i.e., is there no direct access to a dedicated public street)?

If so, was title to the access easement examined and insured? \_\_\_\_\_

\_\_\_\_\_ f. Lien priority based upon subordination of a lien or mortgage? If so, please explain:

\_\_\_\_\_ g. Tidelands, filled land, submerged land, navigable waters or riparian issues?

\_\_\_\_\_ h. Insuring title to railroad property?

\_\_\_\_\_ i. Title based upon judicial proceedings (e.g., tax foreclosure, condemnation, bankruptcy)?

\_\_\_\_\_ j. Mineral coverage on commercial property in area of mineral development?

\_\_\_\_\_ k. Title based upon foreclosure or deed in lieu of foreclosure?

\_\_\_\_\_ l. Title derived from foreclosure or deed in lieu of foreclosure regarding a construction loan deed of trust, within the last three years?

\_\_\_\_\_ m. Easement independent of real property (i.e., an easement in gross)?

\_\_\_\_\_ n. Insured option?

\_\_\_\_\_ o. Native American (Indian) lands?

\_\_\_\_\_ p. Water rights?

\_\_\_\_\_ q. Sheriff's Sale in last 10 years (other than mortgage foreclosure)?

\_\_\_\_\_ r. Assignment or partial assignment or mortgage of a lease, easement, or other interest? If so, please describe consents/approvals to be obtained:

\_\_\_\_\_ s. Reliance upon an indemnity? If so, describe purpose and provide a copy:

\_\_\_\_\_ t. Insuring around a recorded lien or encumbrance (e.g., by omitting, deleting or providing affirmative insurance)?

- \_\_\_\_\_ u. Survey concerns (e.g., does the survey show any significant conflict or encroachment)?
- \_\_\_\_\_ v. Current owner out of possession of the property?
- \_\_\_\_\_ w. Commercial purchasers of fruits, vegetables, livestock, poultry, or wholesalers or retailers of meat products?  
See Stewart Bulletin SLS2014001 (UNDERWRITING - The Perishable Agricultural Commodities Act (PACA) and The Packers and Stockyards Act (PSA))
- \_\_\_\_\_ x. Other extra hazardous risks, such as those shown in [VU Underwriting Manual Section 5.36](#).

If **YES** to any of the above, please describe in the next section or by supplement.

10. Other unusual risks, issues and/or affirmative coverages, if any:

\_\_\_\_\_

\_\_\_\_\_

11. If this transaction involves co-insurance, list the co-insurers and their liability amounts/percentages:

\_\_\_\_\_

\_\_\_\_\_

12. This policy will be issued by (must be completed):

- \_\_\_\_\_ a. An issuing agent authorized in the state, in compliance with state law; or
- \_\_\_\_\_ b. Direct issue/home office, in compliance with state law.

14. From our examination of the Title and the foregoing, we are of the opinion that the requested Policy complies with Company Guidelines, including, but not limited to, those on Virtual Underwriter®, and can be safely issued.

The requested coverages and endorsements are allowed to be issued in the state, and the rates to be charged will comply with state requirements, and the amount remitted to the company complies with our underwriting agreements.

Signature: \_\_\_\_\_  
(Title Examiner / Chief Title Officer / Closer)

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

**IF THERE ARE ADDITIONAL MATERIAL FACTS OR SUBSTANTIVE CHANGES OF CIRCUMSTANCES, OR IF ADDITIONAL COVERAGES ARE REQUESTED, YOU MUST OBTAIN WRITTEN APPROVAL. A COPY OF THE COMMITMENT OR TITLE REPORT MUST BE ATTACHED.**

*This approval is "NOT" an approval for Reinsurance. If the Policy amount is \$100,000,000.00 or larger, contact our Reinsurance Department, even if Reinsurance is not required, so that the transaction may be properly reported to management.*

*This approval form must be signed by your State, District or Division Counsel, or other Underwriter before forwarding to a Senior Underwriter.*

**APPROVAL Re: Title/File/Order No.** \_\_\_\_\_

Based upon the information above given, approval is hereby granted to issue the Policy as requested, subject to the following:

\_\_\_\_\_

*Issuance of policies and endorsements is subject to compliance with underwriting guidelines.*

\_\_\_\_\_  
Local/Regional/Assoc. Senior Underwriter      Date      Senior Underwriter      Date

\_\_\_\_\_  
Senior Underwriter      Date      Senior Underwriter      Date