

When planets align... It's time to refi!

Texas homeowners will see a unique convergence of lower interest rates in the last half of 2019 along with a decrease in title insurance rates, effective Sep. 1, 2019. This means it's time to consider a refinance! Here's the situation by the numbers:

- Interest rates on 30-year fixed mortgages have been flat or slightly up for most of the past year, but dipped below 4% in June with another reduction predicted in August or September. Even a drop of 1% or less from your current rate could save you money over the life of your loan.
- At the same time, title insurance rates will decrease by 4.9% on Sep. 1, 2019, with additional title insurance premium credits for most refinance transactions.

For example, homeowners refinancing their mortgage in July of 2019 with a new loan of \$210,000 (paying off a \$208,000 loan from June of 2016), would pay \$1042.10 in title insurance premiums. That same homeowner would pay \$711.50 (or \$330.60 less) for the same title insurance loan policy after Sep. 1, 2019.

Talk to a mortgage professional to see whether a refinance would benefit you, and ask your loan officer to work with Independence Title on your refinance! We are tooled up and ready to go:

- We deliver a 72-hour turnaround on most title commitments for homes on standard lots.
- Our escrow teams are ready with all the new rate calculations.
- Our online calculators and Apps will update on August 31, 2019 with the new rates.

Take the first step in exploring your refinance opportunity today!

Get in touch at [IndependenceTitle.com/contact](https://www.independencetitle.com/contact)

Mobile
Apps



Texas Title Calculator



ITC Connect

Calculators

[Independencetitle.com](https://www.independencetitle.com)

Tools & Resources Tab

Texas Title Insurance Rates

Effective as of September 2019

Policies up to & including	Basic Premium				
\$25,000	\$328	\$67,500	\$613	\$130,000	\$990
\$26,000	\$335	\$68,000	\$617	\$135,000	\$1,016
\$27,000	\$340	\$68,500	\$621	\$140,000	\$1,043
\$28,000	\$347	\$69,000	\$624	\$145,000	\$1,069
\$29,000	\$355	\$69,500	\$627	\$150,000	\$1,096
\$30,000	\$361	\$70,000	\$631	\$155,000	\$1,122
\$31,000	\$368	\$71,000	\$639	\$160,000	\$1,148
\$32,000	\$374	\$71,500	\$641	\$165,000	\$1,175
\$33,000	\$381	\$72,000	\$644	\$170,000	\$1,201
\$34,000	\$388	\$72,500	\$648	\$175,000	\$1,227
\$35,000	\$395	\$73,000	\$651	\$180,000	\$1,254
\$36,000	\$401	\$73,500	\$654	\$185,000	\$1,280
\$37,000	\$408	\$74,000	\$658	\$190,000	\$1,306
\$38,000	\$416	\$74,500	\$662	\$195,000	\$1,333
\$39,000	\$421	\$75,000	\$666	\$200,000	\$1,359
\$40,000	\$428	\$75,500	\$668	\$205,000	\$1,385
\$40,500	\$433	\$76,000	\$671	\$210,000	\$1,412
\$41,000	\$435	\$76,500	\$674	\$215,000	\$1,438
\$41,500	\$439	\$77,000	\$678	\$220,000	\$1,464
\$42,000	\$442	\$77,500	\$681	\$225,000	\$1,491
\$42,500	\$446	\$78,000	\$685	\$230,000	\$1,517
\$43,000	\$448	\$78,500	\$689	\$235,000	\$1,543
\$43,500	\$452	\$79,000	\$693	\$240,000	\$1,570
\$44,000	\$456	\$79,500	\$694	\$245,000	\$1,596
\$44,500	\$459	\$80,000	\$698	\$250,000	\$1,623
\$45,000	\$463	\$80,500	\$702	\$255,000	\$1,649
\$45,500	\$466	\$81,000	\$706	\$260,000	\$1,675
\$46,000	\$469	\$81,500	\$708	\$265,000	\$1,702
\$46,500	\$473	\$82,000	\$711	\$270,000	\$1,728
\$47,000	\$475	\$82,500	\$716	\$275,000	\$1,754
\$47,500	\$478	\$83,000	\$720	\$280,000	\$1,781
\$48,000	\$483	\$83,500	\$722	\$285,000	\$1,807
\$48,500	\$487	\$84,000	\$725	\$290,000	\$1,833
\$49,000	\$490	\$84,500	\$729	\$295,000	\$1,860
\$49,500	\$493	\$85,000	\$732	\$300,000	\$1,886
\$50,000	\$496	\$85,500	\$735	\$305,000	\$1,912
\$50,500	\$499	\$86,000	\$738	\$310,000	\$1,939
\$51,000	\$501	\$86,500	\$743	\$315,000	\$1,965
\$51,500	\$505	\$87,000	\$747	\$320,000	\$1,991
\$52,000	\$510	\$87,500	\$749	\$325,000	\$2,018
\$52,500	\$514	\$88,000	\$752	\$330,000	\$2,044
\$53,000	\$516	\$88,500	\$756	\$335,000	\$2,070
\$53,500	\$520	\$89,000	\$760	\$340,000	\$2,097
\$54,000	\$523	\$89,500	\$762	\$345,000	\$2,123
\$54,500	\$526	\$90,000	\$765	\$350,000	\$2,150
\$55,000	\$529	\$90,500	\$769	\$355,000	\$2,176
\$55,500	\$532	\$91,000	\$773	\$360,000	\$2,202
\$56,000	\$537	\$91,500	\$777	\$365,000	\$2,229
\$56,500	\$540	\$92,000	\$783	\$370,000	\$2,255
\$57,000	\$543	\$92,500	\$783	\$375,000	\$2,281
\$57,500	\$547	\$93,000	\$786	\$380,000	\$2,308
\$58,000	\$551	\$93,500	\$786	\$385,000	\$2,334
\$58,500	\$553	\$94,000	\$791	\$390,000	\$2,360
\$59,000	\$556	\$94,500	\$796	\$395,000	\$2,387
\$59,500	\$560	\$95,000	\$801	\$400,000	\$2,413
\$60,000	\$564	\$95,500	\$804	\$405,000	\$2,439
\$60,500	\$568	\$96,000	\$805	\$410,000	\$2,466
\$61,000	\$571	\$96,500	\$809	\$415,000	\$2,492
\$61,500	\$573	\$97,000	\$813	\$420,000	\$2,518
\$62,000	\$577	\$97,500	\$817	\$425,000	\$2,545
\$62,500	\$581	\$98,000	\$820	\$430,000	\$2,571
\$63,000	\$583	\$98,500	\$824	\$435,000	\$2,597
\$63,500	\$587	\$99,000	\$827	\$440,000	\$2,624
\$64,000	\$591	\$99,500	\$830	\$445,000	\$2,650
\$64,500	\$594	\$100,000	\$832	\$450,000	\$2,677
\$65,000	\$597	\$104,500	\$856	\$455,000	\$2,703
\$65,500	\$600	\$105,000	\$858	\$460,000	\$2,729
\$66,000	\$604	\$110,000	\$885	\$465,000	\$2,756
\$66,500	\$609	\$115,000	\$911	\$470,000	\$2,782
\$67,000	\$612	\$120,000	\$937	\$475,000	\$2,808
		\$125,000	\$964	\$480,000	\$2,835
				\$485,000	\$2,861

Premium Calculations

Policies of \$100,001 - \$1,000,000

1. Subtract \$100,000 from policy amount.
2. Multiply result (1) by 0.00527 and round to nearest whole dollar.
3. Add \$832 to result (2).

Policies of \$1,000,001 - \$5,000,000

1. Subtract \$1,000,000 from policy amount.
2. Multiply result (1) by 0.00433 and round to nearest whole dollar.
3. Add \$5,575 to result (2).

Policies of \$5,000,001 - \$15,000,000

1. Subtract \$5,000,000 from policy amount.
2. Multiply result (1) by 0.00357 and round to nearest whole dollar.
3. Add \$22,895 to result (2).

Policies of \$15,000,001 - \$25,000,000

1. Subtract \$15,000,000 from policy amount.
2. Multiply result (1) by 0.00254 and round to nearest whole dollar.
3. Add \$58,595 to result (2).

Policies of \$25,000,001 - \$50,000,000

1. Subtract \$25,000,000 from policy amount.
2. Multiply result (1) by 0.00152 and round to nearest whole dollar.
3. Add \$83,995 to result (2).

Policies of \$50,000,001 - \$100,000,000

1. Subtract \$50,000,000 from policy amount.
2. Multiply result (1) by 0.00138 and round to nearest whole dollar.
3. Add \$121,995 to result (2).

For policies greater than \$100,000,000

1. Subtract \$100,000,000 from policy amount.
2. Multiply result (1) by 0.00124 and round to nearest whole dollar.
3. Add \$190,995 to result (2).

\$490,000	\$2,887
\$495,000	\$2,914
\$500,000	\$2,940
\$510,000	\$2,993
\$520,000	\$3,045
\$530,000	\$3,098
\$540,000	\$3,151
\$550,000	\$3,204
\$560,000	\$3,256
\$570,000	\$3,309
\$580,000	\$3,362
\$590,000	\$3,414
\$600,000	\$3,467
\$610,000	\$3,520
\$620,000	\$3,572
\$630,000	\$3,625
\$640,000	\$3,678
\$650,000	\$3,731
\$660,000	\$3,783
\$670,000	\$3,836
\$680,000	\$3,889
\$690,000	\$3,941
\$700,000	\$3,994
\$710,000	\$4,047
\$720,000	\$4,099
\$730,000	\$4,152
\$740,000	\$4,205
\$750,000	\$4,258
\$760,000	\$4,310
\$770,000	\$4,363
\$780,000	\$4,416
\$790,000	\$4,468
\$800,000	\$4,521
\$810,000	\$4,574
\$820,000	\$4,626
\$830,000	\$4,679
\$840,000	\$4,732
\$850,000	\$4,785
\$860,000	\$4,837
\$870,000	\$4,890
\$880,000	\$4,943
\$890,000	\$4,995
\$900,000	\$5,048
\$910,000	\$5,101
\$920,000	\$5,153
\$930,000	\$5,206
\$940,000	\$5,259
\$950,000	\$5,312
\$960,000	\$5,364
\$970,000	\$5,417
\$980,000	\$5,470
\$990,000	\$5,522
\$1,000,000	\$5,575

Policies up to & including	Basic Premium
\$2,000,000	\$9,905
\$3,000,000	\$14,235
\$4,000,000	\$18,565
\$5,000,000	\$22,895
\$6,000,000	\$26,465
\$7,000,000	\$30,035
\$8,000,000	\$33,605
\$9,000,000	\$37,175
\$10,000,000	\$40,745
\$15,000,000	\$58,595

Refinance Premium Discount

50% within 4 years¹

25% more than 4 years but less than 8 years^{*}

^{*} From the date of the policy insuring the old mortgage

