



Texas Policy Endorsements

For Residential Properties

Owner's Policy (T-1R or T-1)

Area and Boundary Exception Amendment (f/k/a survey exception amendment)

Cost: Additional 5% of the Basic Rate for a single issue Residential Owner's Title Policy (T-1R), with a minimum of \$20.00. **NOTE:** If the insured is an entity, a T-1R Owner's Policy can not be issued. The cost is an additional 15% of the Basic Rate for a single issue T-1 Owner's Policy, with a minimum of \$20.00.

When Needed: Based on earnest money contract provisions.

Protects: Provides coverage by deleting language from the area and boundary exception for matters that might be disclosed by a survey.

Additional Insured Endorsement (T-26)

Cost: 10% of the Basic Rate for a single issue policy, with a minimum of \$25.00.

When Needed: Optional coverage for owner/purchaser.

Protects: Provides coverage if specific requirements are met, by adding successors in ownership as an additional insured.

Co-Insurance Endorsement (T-48)

Cost: No rate rule specific to a charge for the T-48 Endorsement, but rather provides that the premium shall be apportioned between different underwriting companies on a pro rata basis.

When Needed: When the total risk exceeds \$15,000,000.00 and the risk is apportioned among two or more underwriters.

Protects: Provides coverage that each Co-Insuring Company is liable to the Insured only for its Percentage of Liability of the total loss or damage, and costs, attorneys' fees and expenses provided in the policy Conditions.

Completion of Improvements Endorsement (T-3)

Cost: \$0.00

When Needed: When a Residential Owner's Policy (T-1R) was issued prior to construction of improvements and the improvements are completed.

Protects: Brings policy coverage to date as to Mechanic's Lien claims. And, if a satisfactory survey is made after completion of improvements, additional coverage may also be provided.

Down Date Endorsement (T-3)

Cost: \$50.00

When Needed: As construction advances are made on a construction loan and improvements are completed.

Protects: Provides coverage by amending the Owner's Title Policy liability amount to include the total amount of construction disbursements made as of the effective date of the endorsement.

Leasehold Endorsement (T-4R on a T-1R Owner's Policy or T-4 on a T-1 Owner's Policy)

Cost: \$0.00

When Needed: Mandatory endorsement when an Owner's Policy (T-1 or T-1R) is issued on a leasehold estate on residential property, (T-4R on a T-1R Owner's Policy or T-4 on a T-1 Owner's Policy).

Protects: Modifies the Owner's Policy (T-1 or T-1R) to add provisions related to how loss and damages are calculated under a policy on a residential leasehold estate.

Manufactured Housing Unit (Supplemental Coverage) Endorsement (T-31.1)

Cost: \$50.00

When Needed: When an insured loan is secured by a manufactured housing unit that has been designated as real property or paperwork required to designate the MHU as real property will be processed and perfected as part of the closing.

Protects: Provides coverage that a manufactured housing unit has been affixed to the land, has been converted to real property, and that there are no personal property taxes or personal property liens attached to the MHU.

Minerals and Surface Damage Endorsement (T-19.2)

Cost: \$50.00

When Needed: When mineral extraction or development is possible.

Protects: Provides coverage against damage to improvements (excluding lawns, shrubbery, or trees) located on the land resulting from the use of the surface for extraction or development of coal, lignite, oil, gas or other minerals.

Restrictions, Encroachments, and Minerals Endorsement (T-19.1)

Cost: 5% of the Basic Rate for a single issue policy, if the area and boundary exception amendment is also purchased, but with a minimum of \$50.00. **NOTE:** If the exception as to area and boundary is not amended, then the cost for the T-19.1 is 10% of the Basic Rate for a single issue policy, but with a minimum of \$50.00.

When Needed: When coverage against loss resulting from violations of CCRs or against encroachment of and damage to improvements caused by surface entry for mineral development is requested.

Protects: Provides coverage to the insured against loss due to a present or future violation of CCRs affecting the property and protects against the encroachment of improvements and damage to improvements associated with the surface entry for mineral development.