**TITLE INSURANCE COMPANY**

**Statutory Notice and Acknowledgement  
of the Availability of Owner's Title Insurance**

PROPERTY ADDRESS:${PropertyAddress}, ${PropertyCity}, ${PropertyStateAbbr} ${PropertyZip}  
  
(A) MORTGAGEE POLICY  
FACE AMOUNT: $ ${LoanAmount}  
  
(B) OWNER'S POLICY  
PURCHASE PRICE: $ ${SalesPrice}  
ADDITIONAL PREMIUM: $  
  
TO THE BUYER:  
  
NOTICE is hereby given that in connection with a loan to be secured by a mortgage on the above property, your mortgage lender (Mortgagee) is requiring issuance by the TITLE INSURANCE COMPANY of a Mortgagee Title Insurance Policy, as described on line (a) above, which policy will provide protection ONLY to the mortgagee.  
  
In accordance with state law you are hereby notified of your RIGHT AND OPPORTUNITY to obtain simultaneously with said Mortgagee Title Insurance Policy, an Owner's Title Insurance Policy designed to insure you as to the status of your title.  
  
Such owners policy will be issued in the amount of the total purchase price for the additional premium shown on line (b) above.  
  
The owner's policy will contain as exceptions and exclusions:  
(1) those items shown in the commitment issued to the mortgagee that have not  
been disposed of to the satisfaction of the TITLE INSURANCE COMPANY,  
(2) the mortgage itself,  
(3) the printed "Exclusions from Coverage" in the owner's policy form,  
(4) unfiled mechanics' and materialmen's liens if the period for filing such liens has not expired,  
(5) any adverse matters arising subsequent to the effective date of said commitment and prior to recordation of your deed, and

(6) matters disclosed by an accurate survey and inspection of the premises.  
  
You have a right to review a sample of the form of policy in which said exceptions and exclusions will appear. Additional coverages including, affirmative mechanics' lien coverage may be available upon request. In addition, the value of subsequent,  improvements to the property may not be covered.

The owner's policy will not be effective until its issuance after the requirements contained in the commitment issued to the mortgagee have been met and payment made of the additional premium set forth above.  
  
State law may require you to acknowledge that this NOTICE was given to you and to state whether you desire or do not desire owner's title insurance.  
Please sign the statement below.  
  
I/We, the undersigned mortgagor(s), acknowledge receipt of the foregoing notice concerning the availability and contents of owner's title insurance for our protection.  
I/We acknowledge receipt of this statutory notice and desire issuance of an owner's policy. If I do not wish to have such a policy I will immediately notify ${companyName} in writing.

Date: ${Date-Today-Words2DigitDay}

${BorrowersSignatures}