

ST TITLE INSURANCE COMPANY

LOAN POLICY OF TITLE INSURANCE

Policy No.: _____

Date of Policy: October 08, 2025

This Loan Policy insures the Lender (the “Insured”) under a loan agreement secured by the property described below, against loss or damage resulting from defects in or liens upon the title, or the invalidity or unenforceability of the lien securing the loan, subject to the conditions, exclusions, and exceptions contained herein.

SCHEDULE A

1. Name of Insured: [Insert Lender Name]
2. Amount of Insurance: \$[Insert Amount]
3. Loan Reference No.: [Insert Loan Number]
4. Effective Date: [Insert Date]
5. Borrower: [Insert Borrower Name]
6. Title Vested In: [Insert Owner Name]
7. Estate or Interest in Land: Fee Simple
8. Property Address: [Insert Property Address]
9. Legal Description: [Insert Legal Description]

SCHEDULE B - EXCEPTIONS FROM COVERAGE

This policy does not insure against loss or damage resulting from the following exceptions:

1. Rights or claims of parties in possession not shown by public records.
2. Easements, encroachments, or boundary line disputes not disclosed by a current survey.
3. Mechanic’s liens or materialmen’s liens arising prior to policy date but not recorded.
4. Taxes or assessments not yet due or payable.
5. Defects, liens, or encumbrances attaching after the Date of Policy.

COVERED RISKS

St Title Insurance Company insures the Insured against loss or damage, including costs and attorneys’ fees, sustained by reason of:

1. Title to the estate or interest being vested other than as stated in Schedule A.
2. Any defect in, or lien or encumbrance on, the title.
3. The invalidity or unenforceability of the lien of the insured loan instrument.
4. The priority of any lien or encumbrance over the insured lien.
5. Lack of priority of the insured lien over mechanic’s liens or statutory liens.
6. Invalidity of assignment or modification of the insured loan instrument.
7. Any defect resulting in the failure of the lien to attach to the property.

EXCLUSIONS FROM COVERAGE

The Company will not pay loss or damage arising from:

1. Governmental police power, including zoning, subdivision, or environmental regulations.
2. Eminent domain or taking by governmental authority.
3. Defects known to the Insured but not disclosed in writing prior to issuance.
4. Matters resulting from acts, omissions, or agreements by the Insured.
5. Loss resulting from bankruptcy, insolvency, or creditor's rights not specifically insured.
6. Matters arising after the Date of Policy not recorded in public records.

CONDITIONS AND STIPULATIONS

1. Definition of Terms – "Public Records" means those established under state law for constructive notice.
2. Defense and Prosecution of Actions – The Company shall have the right to defend any action involving a covered matter.
3. Notice of Claim – Written notice must be given promptly upon discovery of a defect or claim.
4. Proof of Loss – Insured must submit proof of loss within 90 days after discovery.
5. Subrogation – The Company shall be subrogated to the Insured's rights upon payment.
6. Liability Limitation – The liability of the Company shall not exceed the amount of insurance stated in Schedule A.
7. Arbitration – Any controversy or claim shall be resolved as provided under applicable arbitration statutes, unless waived.

SIGNATURE

Signed and issued by:

ST TITLE INSURANCE COMPANY

By: _____

Authorized Officer

Date: _____