Title Insurance Loan Policy Checklist

Utilize the *Loan Policy Checklist* to assist you in obtaining accurate title policies and reducing the time you may spend resolving post-closing issues.

POLICY NUMBER: Each policy has a policy number.

AMOUNT OF INSURANCE: Amount of insurance on Schedule A of the policy matches the mortgage amount on loan documents. (Unless Reverse or Negative Amortization Mortgage)

NAME OF INSURED: Lender's name appears correctly. Include *Its Successors And/Or Assigns* (ISAOA), *As Their Interest May Appear* (ATIMA). Provide *Mortgage Electronic Registration* (MERS), *Housing and Urban Development* (HUD), and *Federal Housing Administration* (FHA) information, and address, if applicable and requested by Lender.

RECORDING INFORMATION: Recording information on Schedule A is filled in. (Date, Time, Book and Page)

BORROWER'S NAMES: Item #3 on Schedule A, *Title Vested In*, is identical to the borrowers names on the mortgage. Note: All owners of record, as identified in the deed, must be identified as borrowers on the mortgage.

ENDORSEMENTS: Required endorsements included or incorporated in by reference.
Examples: 8.1 Environmental Protection, Secondary Mortgage Market, other applicable state and transaction-specific endorsements.

EXHIBIT A / PROPERTY DESCRIPTION: Legal description of the land described on the policy matches the land described on the mortgage.

CORRECT COVERAGE: Correct policy type issued. Example: ALTA vs. EAGLE policy. (1-4 Residential Owner Occupied only including Condos)

SIGNATURES: Policy is signed.

FORMS: Each policy includes a Jacket, Schedule A, Schedule B, Part I, Schedule B, Part II (if applicable) and Exhibit A.

Three Rivers Settlement Services, Inc.
Edward F. Voelker, Jr.
3960 Route 8, Suite 200
Allison Park, PA 15101
O: 412-486-2600
edward.voelker@voelkerlaw.com

First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

AMD: 05/2017

AN INDEPENDENT POLICY-ISSUING AGENT OF FIRST AMERICAN TITLE INSURANCE COMPANY

©2017 First American Financial Corporation and/or its affiliates. All rights reserved. NYSE: FAF