Truist Bank Survey Requirements

The following are the Truist Bank Survey Requirements for the documentation of commercial loans secured by real estate, which should be considered together with the Truist Bank Title Insurance Requirements.

1. As a condition of closing, Truist Bank shall have received a current as-built survey of the property, prepared by a land surveyor licensed to practice surveying in the jurisdiction where the property is located and done pursuant to the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys (the “**NSPS Standards**”).
2. The survey must be certified to “Truist Bank, its successors and/or assigns,” the title insurance company insuring title in the transaction, and the borrower, and must contain the certification set forth in the NSPS Standards which reads as follows:

*This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items of Table A thereof. The field work was completed on \_\_\_\_\_\_\_\_\_\_\_. Said described property is located within an area having a Zone Designation \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ by the Secretary of Housing and Urban Development, on Flood Insurance Rate Map No. \_\_\_\_\_\_\_\_\_\_\_\_, with a date of identification of \_\_\_\_\_\_\_\_\_\_, for Community Number \_\_\_\_\_\_\_\_\_\_, in \_\_\_\_\_\_\_\_\_\_\_ County, State of \_\_\_\_\_\_\_\_\_\_\_, which is the current Flood Insurance Rate Map for the community in which said property is situated.*

 Date of Plat or Map:\_\_\_\_\_ (Surveyor’s signature, printed name and seal with Registration/License Number)

The survey must be signed and sealed by the surveyor, and include the registration or license number of the surveyor. The survey shall indicate the limits of the flood zone if the property lies in more than one flood zone or if only a portion of the property lies in a flood zone.

1. The survey shall be dated, or updated, no more than 60 days prior to closing of the loan.
2. Survey Requirements for Unimproved Property. The survey shall include items 1, 2, 3, 4, 6(b) (with borrower providing the surveyor a copy of the zoning report), 7(a), 8, 13, 16, 17, 18 (if borrower has obtained a field delineation of wetlands by a qualified specialist) and 20 (with $1,000,000 minimum insurance) on Table A of the NSPS Standards. In certain cases, other Table A items may be required.
3. Survey Requirements for Foundation Surveys. The survey shall include items 1, 2, 3, 4, 6(b) (with borrower providing the surveyor a copy of the zoning report), 7(a), 7(c)(number of stories only), 8, 9, 10(a)(only if party walls are located on the property), 13, 16, 17, 18 (if borrower has obtained a field delineation of wetlands by a qualified specialist) and 20 (with $1,000,000 minimum insurance) on Table A of the NSPS Standards. In certain cases, other Table A items may be required.
4. Survey Requirements for Improved Property.

a. The survey shall include items 1, 2, 3, 4, 6(a) & (b) (with borrower providing the surveyor a copy of the zoning report), 7(a), 7(c)(number of stories only), 8, 9, 10(a)(only if party walls are then located on the property), 13, 16, 17, 18 (if borrower has obtained a field delineation of wetlands by a qualified specialist) and 20 (with $1,000,000 minimum insurance) on Table A of the NSPS Standards. In certain cases, other Table A items may be required.

b. If any of the improvements on the property are located within Special Flood Hazard Areas, the survey should identify the finished ground floor elevations of the improvements and the base flood elevations.

1. If the borrower has made an 811 utility locate request, then the survey shall include item 11 on Table A of the NSPS Standards. If not, then with respect to subsurface utilities, size of lines, direction of flow, location of lines and identification of high pressure gas lines, the surveyor may (i) use sources the surveyor believes to be accurate, in the surveyor's professional judgment, including as-built plans provided by the Borrower with an indication on the face of the survey as to the source used or (ii) where such information is not readily available, show the approximate location of underground lines as may be discernible from visible appurtenances. Additionally the surveyor shall show where all utilities serving the property enter the property from public streets or otherwise.
2. All set back, side yard and rear yard lines shown on a recorded plat or set forth in the applicable zoning ordinance shall be drawn on the survey, and identified by recording number or zoning ordinance, as the case may be.
3. If the property is in an airport overlay zone or airport zone as defined by zoning ordinances or subject to Federal Aviation Administration obstruction evaluation, the survey shall identify the zone and height restrictions.
4. The survey shall contain a note listing the title exceptions from the applicable title commitment, and noting for each of the exceptions one of the following: (a) affects property and is shown; (b) affects property but is unlocatable and/or blanket in nature; or (c) does not affect the property.
5. The survey shall contain a note setting forth any encroaching structural appurtenances and projections observed in the process of conducting the survey, or if none were observed, indicating “None Observed.”
6. If applicable, the survey shall contain a note that all areas in any reciprocal easement agreements identified in the title commitment have been denoted on the survey, and the limits of any offsite appurtenant easements are shown on the survey.
7. The surveyor shall provide to Truist (in electronic format), any new description of the surveyed property that was prepared in conjunction with the survey.
8. The survey must show any other item required by the title insurance company referenced in the survey certificate so that it may (i) delete from its policy of title insurance all exceptions relating to matters which would be shown by an accurate survey and inspection of the property covered by such policy and (ii) provide any affirmative coverages requested by Truist from the title insurance company.

Note: For loans below $3,500,000, even if a survey does not meet all of the requirements specified above, the survey will be acceptable if based on such survey an acceptable title insurance company commits to issue a title insurance policy (i) without a survey exception, (ii) with all required endorsements and (iii) otherwise in compliance with all of the Truist Bank Title Insurance Requirements.