**Truist Bank Title Insurance Requirements**

Security Instruments must be covered by an acceptable title insurance policy. To be acceptable, a title insurance policy must satisfy the following minimum requirements:

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| **A.** | **Introduction** | Truist requires title examinations for all loan transactions secured by real estate. A title policy from an acceptable title insurance company (see B below) is required for all transactions secured by real estate. |
|  |  | The policy must be written on a standard ALTA mortgagee title insurance form (a description of the acceptable ALTA forms can be found below). The policy may not have an expiration date. The title commitment must be issued to, reviewed, and approved by Truist prior to closing the loan transaction. |
| **B.** | **Acceptable Title Insurance Companies** | The title insurance policy must be written by an insurer acceptable to Truist. A satisfactory insurer is AM Best rated “A-” or better. Use of an unrated or lower rated insurer requires the approval of the final approving credit officer. Truist will not accept title insurance that is underwritten or issued by a title company or its agent if either is an entity related to or controlled by–directly or indirectly– the Borrower or the property owner (if different from the Borrower). |
| **C.** | **Title Company's Authority to do Business** | Each title insurance policy must be written by an insurer authorized to do business in the jurisdiction in which the security property (“Property”) is located. |
| **D.** | **Amount of Policy** | The amount of the title insurance policy must be no less than the original loan amount of the Security Instrument. |
| **E.** | **Named Insured** | The policy must name “Truist Bank, its successors, and/or assigns, as their interests may appear” as the named insured. |
| **F.** | **Loan Policy Forms** | 1. Subject to satisfaction of other requirements set forth herein, Truist will accept the standard 2006 American Land Title Association ("ALTA") form of loan title insurance policy (adopted on June 17, 2006). 2. In those states in which ALTA forms of coverage are not approved for use by the applicable state insurance board or commission, Truist requires similar coverage. |
| **G.** | **Endorsements** | Truist requires certain standard endorsements for loans secured by real estate. Truist requires certain standard endorsements for loans secured by real estate. Attorneys closing loan transactions for Truist must include these standard endorsements in title policies. **Some endorsements may not be applicable (or available or required in a particular state) given the facts of the loan transaction.** Closing legal counsel will determine the applicability of the endorsements below and other endorsements deemed necessary or appropriate by such counsel:   * + ALTA Endorsement Form 3-06 Zoning Unimproved Land (06-17-06) **OR**   ALTA Endorsement Form 3.1-06 Zoning-Completed Structure (06-17-06).   * + ALTA Endorsement Form 4-06 Condominium (06-17-06), if applicable.   + ALTA Endorsement Form 5-06 Planned Unit Development (06-17-06), if applicable.   + ALTA Endorsement Form 8.1-06 Environmental Protection (06-17-06).   + ALTA Endorsement Form 9-06 Restrictions, Encroachments, Minerals (06-17-06).   + ALTA Endorsement Form 14-06 Future Advance - Priority (06-17-06).   + ALTA Endorsement Form 17-06 Access and Entry (06-17-06) **OR**   ALTA Endorsement Form 17.1-06 Indirect Access & Entry (06-17-06).   * + ALTA Endorsement Form 18-06 Single Tax Parcel (06-17-06), or separate multiple tax parcels, as applicable   + Same as Survey Endorsement.   + Variable Rate Endorsement   + Revolving Credit Endorsement   + Usury Endorsement   + Doing Business Endorsement   + Utility facility/access Endorsement   + Policy Authentication Endorsement   + Location Endorsement (if available)   + Deletion of Arbitration Clause   + Contiguity Endorsement, if applicable   + Multiple Property Endorsements (Last Dollar, First Loss, Tie In), if applicable   + Others, if any, customary in state of Property location |
|  |  | * + **FOR CONSTRUCTION LOANS ONLY**   Pending disbursements—policy must include provisions for endorsement of policy upon periodic disbursement of loan proceeds after closing date, affirming and updating policy and coverages therein contained through the date of such disbursement (including, without limitation, affirmative coverage as to filed and possible unfiled mechanic’s, laborer’s and materialmen’s liens and claims of lien), without conditions regarding clean title update or notice. Example: "Pending disbursement of the entire proceeds of the loan secured by the [insured security instrument], this Policy insures only to the extent of the amount actually disbursed, but increases as and when each disbursement is made, up to the face amount of the Policy." |
| **H.** | **Standard Exceptions** | Standard exceptions (such as for matters not shown on public records) must be deleted. |
| **I.** | **Effective Date** | The effective date of the title insurance policy must be no earlier than the date (and time, if the effective date includes time) of the recording of the Security Instrument to Truist. |
| **J.** | **Survey Exception** | The standard survey exception, if any, to the title insurance policy must be deleted. Exceptions to matters shown on a recorded map or plat must be specifically described and are subject to the other requirements of this Form. |
| **K.** | **Legal Description** | The legal description of the Property in the title insurance policy must conform to the description contained in the Security Instrument. |
| **L.** | **Appurtenant Easements Insured** | Any appurtenant easements (such as access or utility easements) determined by Truist to be necessary to the proper operation of the Property as underwritten must be set forth as part of the legal description and affirmatively insured as a separate insured interest in land in the title insurance policy. |
| **M.** | **Exceptions for Taxes, Assessments, or Other Items Subject to Liens** | If the title insurance policy includes any exception for taxes, assessments, or other items subject to liens, the title insurance policy must expressly insure that such taxes, assessments, or other items are not yet due and payable. |
| **N.** | **Exceptions for Liens, Encumbrances, Easements, Etc.** | Affirmative Insurance. Any lien, encumbrance, condition, restriction, or easement of record must be listed in the policy, except for any such matter of record (such as a racially restrictive covenant) that is legally unenforceable. The title insurance policy must affirmatively insure that the improvements do not encroach upon the listed easements or insure against all loss or damage due to such encroachment. |
| **O.** | **Exceptions for Mechanics’ or Materialmen’s Liens** | The policy must contain no exception for any filed or unfiled mechanics' or materialmen's liens. |
| **P.** | **Tax and Parcel Numbers** | The title insurance policy must include, as an informational note, (a) the recorded plat number (and recording information), if any, and (b) the Property parcel number(s) or tax identifying number(s), as applicable, for the Property, if such numbers are available in the jurisdiction in which the Property is located. |
| **Q.** | **Financing Statements** | Any financing statements filed or recorded in the office in which the Security Instrument must be recorded and showing Truist as the secured party must be shown as a subordinate informational note, and must not be listed as exceptions on Schedule B, Part I.  Other financing statements (such as those filed or recorded with the state or local office(s) for UCC filings) may be shown as an informational note, but must not be listed as exceptions on Schedule B, Part I. |
| **R.** | **Leases; Assignment of Leases** | If the title insurance policy includes any exception for leases, the exception must be limited to "tenants in possession, as tenants only, under prior unrecorded written leases, without options or rights to purchase with respect to the insured land." For leases other than multifamily leases, the title policy must affirmatively insure by identification (and not list as an exemption in Schedule B, Part1) any leases that are subordinate to the insured Security Instrument, either by the lease terms or by a referenced SNDA of record, and if any leases are not subordinate to the Security Instrument, Truist and Counsel must consider and approve listing such leases as exceptions.  Any recorded assignment of leases, contracts, profits and rents that provides collateral for the Security Instrument must be shown as a subordinate informational note, and must not be listed as an exception in Schedule B, Part I. |