

Date: January 14, 2013
To: All Texas Agents
From: Chris Phillips, President & CEO
RE: Revised Over Limits Authorization Form

In order to simplify the process for agents, First National Title Insurance Company (FNTI) has revised the Over Limits Authorization Form required on all files that exceed the contractual limit of \$750,000. The new form will cover any transaction over this amount up to \$10 million.

Previously, a second form was required for files that exceeded \$2,225,000. The new form now combines the two documents, so that agents need to fill out only one form to satisfy the requirements of both the over limits authorization and reinsurance approval.

The Over Limits Authorization Form is set up as an interactive pdf allowing you to type and save the information in your computer. This new form will still need to be submitted for approval along with a copy of the commitment to errin.froggatt@fnti.com or fax 972-588-1288.

Please remember that this form MUST be completed and submitted for approval PRIOR to the closing of any file that exceeds \$750,000.

A copy of the Over Limit Authorization Form is attached to this bulletin and can also be found on the FNTI website at:

www.fnti.com → Agent Services → Forms → Authorization Forms → Overlimits Authorization Form

Contact the FNTI office at 888-944-3684 if you have any questions.



Anticipated closing date: _____

Over Limits Authorization Request Form

Complete and send to OverLimits@fnti.com; please include title commitment and survey (if survey is available).

Name of Sender: _____ Date: _____

Agent Name: _____ Agent File #: _____

Address, City, State, Zip: _____

Email: _____ Telephone: _____

Property Address: _____

1. Policy or policies to be issued:

Policy Form (e.g., T-2, 2006 ALTA)	Type (e.g., OTP, Loan)	Proposed Insured	\$ Amount	Premium \$

- 2. Policy will be issued by: Licensed agent authorized and in compliance with state law
 Home office issue by Underwriter in compliance with state law
 - 3. Title Search/Exam conducted by: Agent FNTI (if box checked, go to #5) Vendor
 - 4. Beginning date of title search/exam: _____ Ending date of title search/exam: _____
 - 5. OTP used as Starter? Yes or No (if yes, Specify and attach copy)
(a) Prior OTP Underwriter Company: _____
(b) Date of OTP: _____ (when using OTP as starter, search/exam to begin 90 days prior to OTP policy date)
 - 6. Description of property (e.g., land, residence, apartments, offices, etc.): _____
 - 7. Describe (a) Transaction: _____
(c) Purpose of any financing (briefly, but in detail; if for construction, describe improvements being constructed):

 - 8. Describe grantor and/or mortgagor (e.g., person, entity) and authority (e.g., power of attorney, corporate resolution, approval by shareholders, partners or members, etc.): _____

 - 9. Describe any conflict of interest or potential conflict of interest or NA: _____

 - 10. Describe any unusual risks/issues/other affirmative coverage requests: _____

 - 11. Describe any concerns reflected on the survey: _____

 - 12. Reliance upon an Indemnity? Yes or No (if yes, describe purpose and attach copy) _____

- Additional comments: _____

CRITICAL INFORMATION REGARDING THE TRANSACTION

(check all that apply and give details below)

- Construction Loan
- Recent construction, completion date _____
- Broken priority
- Access based upon an easement? (Title to access easement examined & insured? Yes or No)
- Request for mechanic's lien coverage
- Lien priority based upon subordination of a lien or mortgage
- Title based upon foreclosure/deed in lieu of foreclosure
- Title based upon judicial proceeding (e.g., tax suit & sale, bankruptcy, condemnation, ownership dispute, etc.)
- Title derived from foreclosure or deed in lieu regarding construction loan mortgage within last 3 years
- Insuring around recorded lien or encumbrance
- Insuring title to railroad property
- Native American (Indian) lands
- Sheriff/Constable Sale in last 10 years
- Tidelands, filled or submerged land, navigable waters, or riparian issues
- Water rights
- Current owner out of possession of property
- Other _____

DETAILS: _____

REQUESTED ENDORSEMENTS

ALTA States (with cross-reference for New Mexico)

Texas

- | | | |
|--|---|---|
| Access: | <input type="checkbox"/> ALTA 17-06 (NM 67) | <input type="checkbox"/> TX T-23 |
| Amendment to Area/Boundary exception: | | <input type="checkbox"/> TX T-3 |
| Assignment of Rents/Leases: | <input type="checkbox"/> ALTA 37-06 (NM 62) | <input type="checkbox"/> TX T-27 |
| Condominium: | <input type="checkbox"/> ALTA 4-06 (NM 12) <input type="checkbox"/> ALTA 4.1-06 (NM 30) | <input type="checkbox"/> TX T-28 |
| Contiguity: | <input type="checkbox"/> ALTA 19.1-06 (NM 54) | <input type="checkbox"/> TX T-25 |
| Contiguity (Multiple parcels): | <input type="checkbox"/> ALTA 19-06 (NM 66) | <input type="checkbox"/> TX T-25.1 |
| Environmental Protection: | <input type="checkbox"/> ALTA 8.1-06 (NM 29) | <input type="checkbox"/> TX T-36 |
| Commercial Env. Protection: | <input type="checkbox"/> ALTA 8.2-06 (NM 70) | |
| Location: | <input type="checkbox"/> ALTA 22-06 (NM 52) | |
| Planned Unit Development: | <input type="checkbox"/> ALTA 5-06 (NM 13) | <input type="checkbox"/> TX T-17 |
| Restrictions/Encroachment/Minerals: | <input type="checkbox"/> ALTA 9-06 (NM 50) <input type="checkbox"/> ALTA _____ | <input type="checkbox"/> TX T-19 <input type="checkbox"/> TX T-19.1 |
| | <input type="checkbox"/> FL Form 9-06 <input type="checkbox"/> FL Form 9-_____ | <input type="checkbox"/> TX T-19.2 <input type="checkbox"/> TX T-19.3 |
| Same as Survey: | <input type="checkbox"/> ALTA 25-06 (NM 78) | |
| Tax Parcels: | <input type="checkbox"/> ALTA 18-06 (NM 72 or 73) | |
| Variable Rate Mortgage: | <input type="checkbox"/> ALTA 6-06 (NM 14) <input type="checkbox"/> ALTA 6.2-06 (NM 15) | <input type="checkbox"/> TX T-33 <input type="checkbox"/> TX T-33.1 |
| Zoning: | <input type="checkbox"/> ALTA 3-06 (NM 64) | |

List any other and/or state specific requested endorsements here: _____

From our examination of the title and the foregoing, we are of the opinion that the requested policy complies with FNTI guidelines and bulletins and can be safely issued. The requested coverages and endorsements are allowed to be issued in the state, and the rates to be charged will comply with state requirements.

Signature _____ Printed Name: _____

IF THERE ARE ADDITIONAL MATERIAL FACTS OR SUBSTANTIVE CHANGES OF CIRCUMSTANCES, OR IF ADDITIONAL COVERAGES ARE REQUESTED, YOU MUST OBTAIN WRITTEN APPROVAL.

Approved Approved with the following conditions: _____

FNTI Underwriter: _____ Date: _____