



Schedules of the Commitment for Title Insurance

Schedule **A**

"Summary"

This section describes the Who, What, Where and How Much of the proposed insured transaction. You will see the names of the buyer(s), the sales price, the name of the lender and loan amount (if applicable), owner of record, the estate or interest being insured and the property legal description. It is important that all of the information this schedule accurately describes the transaction.

Schedule **B**

"Exceptions"

This section addresses specific matters which will not be covered under the proposed title policy(ies). It will list items such as restrictive covenants, survey matters, taxes, easements, setback lines and various other matters. Review this section carefully and discuss questions with your title agent. You should seek the advice of legal counsel if there are specific matters of concern disclosed in this section.

Schedule **C**

"Requirements"

This section will show items that must be resolved prior to the issuance of the proposed title policy(ies). Any matters not resolved will appear as an exception in the title policy(ies). Items in this section may include, but is not limited to, mortgages that should be paid and released at closing, involuntary liens, requirements regarding joinder of a spouse and/or heirs of an estate, etc.

Schedule **D**

"Disclosures"

This section is a disclosure of the ownership, control and management of the title insurance underwriter and the title insurance agent. Additionally, this section contains a disclosure of the estimated title policy premiums due in connection with the proposed policy, together with a disclosure of any party receiving a portion of the title policy premiums.