

COMMON TEXAS RESIDENTIAL POLICY ENDORSEMENTS

Owner's Policy (T-1R or T-1)



ADDITIONAL INSURED ENDORSEMENT (T-26)

- Provides coverage if specific requirements are met, by adding successors in ownership as an additional insured.
- Optional coverage for owner/purchaser.
- 10% of the Basic Rate for a single-issue policy, with a minimum of \$25.00.

AREA AND BOUNDARY EXCEPTION AMENDMENT (F/K/A SURVEY EXCEPTION AMENDMENT)

- Provides coverage by amending the area and boundary exception to delete all except "shortages in area" for matters that might be disclosed by a survey.
- Based on earnest money contract provisions.
- Additional 5% of the Basic Rate for a single-issue Residential Owner's Title Policy (T-1R), with a minimum of \$20.00. The cost is an additional 15% of the Basic Rate for a single-issue T-1 Owner's Policy, with a minimum of \$20.00. NOTE: If the insured is an entity, a T-1R Owner's Policy can not be issued.

COMPLETION OF IMPROVEMENTS ENDORSEMENT (T-3)

- Brings policy coverage to date as to Mechanic's Lien claims. If a satisfactory survey is made after completion of improvements, additional coverage may also be provided.
- Applicable when a Residential Owner's Policy (T-1R) was issued prior to construction of improvements and the improvements are completed.
- No cost associated with this Endorsement.

DOWN DATE ENDORSEMENT (T-3)

- Provides coverage by amending the Owner's Title Policy liability amount to include the total amount of construction disbursements made as of the effective date of the endorsement.
- Applicable when construction advances are made on a construction loan and improvements are completed.
- \$50.00

MANUFACTURED HOUSING UNIT (SUPPLEMENTAL COVERAGE) ENDORSEMENT (T-31.1)

- Provides coverage that a manufactured housing unit has been affixed to the land, has been converted to real property, and that there are no personal property taxes or personal property liens attached to the MHU.
- Applicable when an insured loan is secured by a manufactured housing unit that has been designated as real property or paperwork required to designate the MHU as real property will be processed and perfected as part of the closing.
- \$50.00

MINERALS AND SURFACE DAMAGE ENDORSEMENT (T-19.2)

- Provides coverage against damage to improvements (excluding lawns, shrubbery, or trees) located on the land resulting from the use of the surface for extraction or development of coal, lignite, oil, gas or other minerals.
- Applicable when the policy includes a general exception regarding minerals.
- \$50.00

RESTRICTIONS, ENCROACHMENTS, AND MINERALS ENDORSEMENT (T-19.1)

- Provides coverage to the insured against loss due to a present or future violation of CCRs affecting the property and protects against the encroachment of improvements and damage to improvements associated with the surface entry for mineral development.
- Applicable when coverage against loss resulting from violations of CCRs or against encroachment of and damage to improvements caused by surface entry for mineral development is requested.
- 5% of the Basic Rate for a single-issue policy, if the area and boundary exception amendment is also purchased, but with a minimum of \$50.00. NOTE: If the exception as to area and boundary is not amended, then the cost for the T-19.1 is 10% of the Basic Rate for a single-issue policy, but with a minimum of \$50.00.

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