

***Request for***

***Policy Approval***

To: STEWART TITLE

Email: HighLiPolicy@stewart.com
Fax: (212) 983-1133

From

Name

Agency

Address

Email

Voice No.

Fax No.

Property Address:

Tax Map ID:

Re: Title No.:

 Policy No.:

Policy Amounts to be issued

 Owner $

 Leasehold $

 Mortgage $

 Other $

Proposed Insured

Owner:

Lessee:

Mortgagee:

Proposed Closing Date:

The attached **Certificate and Report of Title** for the captioned transaction, which includes copies of all **proposed endorsements** and **proposed affirmative insurance coverage,** is herewith submitted for approval

The search was run from     ,to

*(If not a full length search, this must be explained).*

The search was conducted by:

 [ ]  another agency [ ]  our employee [ ]  independent examiner

Prior insurance: Company:      Date:

Title Number:

Policy Amount: $      [ ]  Owners [ ]  Loan [ ]  Other

Attached is a copy of [ ]  Survey [ ]  Protraction

one of the following: [ ]  Tax Map [ ]  Other

Type of premises:

[ ]  Residential 1-4 ramify [ ]  Co-op Building

[ ]  Residential 6+ [ ]  Mixed Use (specify)

[ ]  Condo Unit [ ]  Commercial

[ ]  Co-op Unit [ ]  Industrial

**\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*AREA BELOW THIS LINE FOR UNDERWRITER USE ONLY\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\***

STEWART TITLE
Approved for issuance of policy as Submitted

By: Date:

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|  |  |
| --- | --- |
|  | *Select the correct answer* |
| 1. Is there any indication that the seller/owner may be **insolvent?** |  |
| 2 Does the transaction involve a deed in lieu of foreclosure? |  |
| 3. Does the transaction appear to be bona fide, for full value? |  |
| 4. Is title derived from one of the following (check where appropriate): |  |
| [ ]  Tax Foreclosure [ ]  Bankruptcy [ ]  Estate |  |  |  |
| [ ]  Adverse Possession [ ]  Divorce [ ]  Forfeiture |  |  |  |
| [ ]  Mortgage Foreclosure [ ]  Bar Claim |  |  |  |
| If **yes** to any of these, have the proceedings been fully reviewed? |  |
| 5. Is the property near or crossed by a tidal or navigable body of water |  |
| or wetlands? |  |  |  |
| 6. Do the premises abut a legally opened street or highway? |  |
| 7. If the transaction is a Construction Loan, have you required all |  |
| Mechanics' liens to be discharged before authorizing any advance? |  |  |  |
| 8. Is there a survey of the property? |  |
| 9. Has the survey been reviewed and has exception been taken for any |  |
| gores, boundary disputes, easements, encroachments, etc.? |  |  |  |
|  |  |  |  |
| 10. Does the survey agree with the tax map? |  |
| 11. Does the survey agree with the record description? |  |
| 12. Is the property in an Indian Claim Area? |  |
| 13. Does the transaction to be insured involve Transferable Development |  |
| Rights (TDRs), negative covenants or easements of light and air? |  |  |  |

The following are other special conditions, unusual or special risks, affirmative insurance, reinsurance requirements, or other matters to be considered: (must be marked NONE if none exist)

*The Company's written consent to issue, or increase the amount of, any title assurance beyond the limits set forth in the Underwriting Agreement is required prior to issuance of such title assurance. The Company's written consent is also required, regardless of the liability amount, whenever the title assurance to be issued involves a situation where a dispute as to title exists or where unusual or extraordinary title risks are con­cerned.*

*Approval for issuance of the herein requested title assurances is subject to the terms hereof and the provi­sions of the Underwriting Agreement. Such approval in no way alters the liability of the parties as set forth in the Underwriting Agreement as to the losses or claims arising out of issuance of such title assurances.*

*The matters noted on the reverse side of this request form, together with the documents accompanying this Request, have been reviewed and issuance of the above described title assurance is recommended.*

Agency:

By: Date: