Transaction Identification Data, for which the Company assumes no liability as set forth in Condition 9.d.:

Issuing Agent: Click here to enter text.

Issuing Office: Click here to enter text.

Issuing Office’s ALTA® Registry ID: Click here to enter text.

Issuing Office File Number: Click here to enter text.

Property Address: Click here to enter text.

**SCHEDULE A**

OWNERS POLICY **(OYDA-)**

Name and Address of Title Insurance Company: Old Republic National Title Insurance Company

1408 North Westshore Boulevard, Suite 900

Tampa, Florida 33607

Policy Number: **Policy number obtained from Old Republic Title’s ezJacket**

Amount of Insurance: $ **Liability amount – is the same as the purchase price**

Premium: $**The amount of the title premium paid for the Owner’s Policy on the Closing Disclosure**

Date of Policy: **Date and time of recording; or Settlement Date plus “date and time of recording, whichever is later”**

1. The Insured is: **BUYER name exactly as it appears on the title deed. Do not include tenancy or marital status or state of business formation.**
2. The estate or interest in the Land insured by this policy is: **Fee simple OR Leasehold OR Easement.**
3. The Title is vested in: **BUYER/Grantee name exactly as it appears on the deed. This is stated on the deed to the buyer, should match names on the commitment, and should the same as sales contract.**

**Sample language:**

**Being the same property conveyed to (Names of Purchasers) by - Deed, from (SELLER), dated (DATE OF DEED), recorded (RECORDING DATE) among the Land Records of \_\_\_\_\_\_\_\_ County/City, Virginia, as (Instrument No). / (Deed Book), at (Page).**

1. The Land is described as follows: **See Exhibit A – Legal Description**
2. This policy incorporates by reference the endorsements designated below, adopted by the American Land Title Association as of the Date of Policy: **None for residential transactions; For Commercial Transactions list the endorsement numbers negotiated at time of commitment and attach if required by the lender.**

**ORT Form 4765A**

**Schedule A – ALTA Owners Policy 2021 v 01.00**

07/01/2021

**SCHEDULE A**

OWNER’S POLICY – LEGAL DESCRIPTION

Policy Number:

**LEGAL DESCRIPTION FOUND IN CURRENT TITLE DEED**

**Use exact language used in the legal description in the deed. Make sure it matches the title commitment.**

**SCHEDULE B**

OWNERS POLICY

Policy Number:

**EXCEPTIONS FROM COVERAGE**

**Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This policy treats any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document are excepted from coverage.**

This policy does not insure against loss or damage and the Company will not pay costs, attorneys’ fees, or expenses resulting from the terms and conditions of any lease or easement identified in Schedule A, and the following matters:

1. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law, and not shown by the public records. **This is removed once you have an owner’s affidavit as to no mechanic’s liens. If a mechanic’s lien was filed, it needs to be released of record prior to settlement, or funds must be collected at settlement to have it released based on a written agreement with the claimant.**

2. Any discrepancies or conflicts in boundary lines or shortage in area or encroachments, and other facts which a correct survey or any inspection of the premises would disclose. **NOTE** AS TO OWNERS POLICY ONLY**:** If ALTA Homeowner's policy is chosen by purchaser, and no survey is obtained, Covered Risks 21, 22, 23, and 24 are deleted from the Owner's policy. If a standard ALTA® Owner’s policy is chosen without a survey, Covered Risk 2 (c) is deleted. **This exception must remain on the Owner’s Policy unless a. the property is a Condominium OR b. a current survey has been prepared for the purchaser which should be abstracted below OR c. the seller had a survey prepared for them and signs a survey affidavit that no changes were made since date of survey.**

3. Rights or claims of parties in possession. **This exception remains in the residential owner’s policy. Language is different for commercial transaction “Rights or claims of parties in possession under unrecorded leases as tenants only.”**

4. Covenants, conditions, and restrictions, if any, appearing in the public records. **This exception remains in the residential owner’s policy unless negotiated out.**

5. Easements or servitudes, if any, appearing in the public records. **This exception remains in the residential owner’s policy unless negotiated out.**

6. Real estate taxes, including supplemental taxes, if applicable, and municipal charges for current tax year and subsequent years, not yet due and payable. **This exception remains in the owner’s policy.**

7.List the recorded deed of trust or any other documents that were created by the buyer and recorded after the title deed, such as:

**Deed of Trust from (Borrower) to (Trustee’s Name), Trustee for the benefit of (Lender’s Name), (dated same as DOT) and recorded on (date) in (Instrument No.), / (Deed Book), at (Page), in the Clerk's Office for the Circuit Court of (County/City), Virginia, in the original loan amount of ($\_\_\_\_\_).**

8. NOTE, if applicable: Prior owner’s policy with \_\_\_\_\_\_\_\_ (name of underwriter), Policy #\_\_\_\_\_\_\_\_.

9. Due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, this policy does not insure Property that is directly or indirectly associated with, or related to, these activities.

**[List any additional exceptions and number them.]**

**ORT Form 4765B**

**Schedule B – ALTA Owners Policy 2021 v .01.00**

07/01/2021