

[Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:
Issuing Office:
Issuing Office's ALTA® Registry ID:
Loan ID Number:
Commitment Number:
Issuing Office File Number:
Property Address:]
[Revision Number:]

SCHEDULE A

1. Commitment Date:
2. Policy to be issued:
 - a. [NM FORM 1 Owner's Policy][NM FORM 2 Loan Policy][_____ NM
_____ Policy]
Proposed Insured: _____
Proposed Amount of Insurance: \$ _____
The estate or interest to be insured: _____
 - [b. [NM FORM 1 Owner's Policy][NM FORM 2 Loan Policy][_____ NM
_____ Policy]
Proposed Insured: _____
Proposed Amount of Insurance: \$ _____
The estate or interest to be insured: _____]
 - [c. [NM FORM 1 Owner's Policy][NM FORM 2 Loan Policy][_____ NM
_____ Policy]
Proposed Insured: _____
Proposed Amount of Insurance: \$ _____
The estate or interest to be insured: _____]
3. The estate or interest in the Land at the Commitment Date is: *(Identify each estate or interest covered, i.e., fee, leasehold, etc.)*
4. The Title is, at the Commitment Date, vested in[:] *(Identify vesting for each estate or interest identified in Item 3 above)*[and, as disclosed in the Public Records, has been since *(Date)*]
5. The Land is described as follows:

This page is only a part of a 2021 ALTA Commitment for Title Insurance [issued by _____]. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; [and] Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form].

BLANK TITLE INSURANCE COMPANY

By: _____
[Authorized Signatory]

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SCHEDULE B, PART I—Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
(Documents to be listed here)

(Additional Requirements may be listed here by number)

SCHEDULE B, PART II—Exceptions

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat 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 will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

(Additional Exceptions may be listed here by number)

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