**Title on VU:**

**T-3- II. TX USE UPON COMPLETION OF IMPROVEMENTS ENDORSEMENT**

**Body on VU:**

**Form T-3 - II**

\_\_\_\_\_\_\_\_\_\_ TITLE INSURANCE COMPANY NO. \_\_\_\_\_\_\_\_\_\_

Attached to and made a part of \_\_\_\_\_\_\_\_\_\_ Title Insurance Company Policy or Interim Construction Binder Number \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_\_\_\_\_\_, 20\_\_\_\_\_.

1. In Owner 's Policies - Rule [P-8.a.(2)](https://www.tdi.texas.gov/title/titlem4b.html#p8a2) and [R-16](https://www.tdi.texas.gov/title/titlem3b.html#r16)
	1. "Exceptions No.\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ in said Owner 's Policy are hereby deleted."
	2. Only in the event there is a specific request that the exception as to area and boundaries, etc. be amended and when a current, acceptable survey, showing all completed improvements, is furnished to the Company, the following language contained in the applicable subdivision below may be inserted and shown as No. 2 of the [T-3](https://www.tdi.texas.gov/title/documents/form_t-03.pdf) Endorsement form. In the event no amendment is to take place, No. 2 should read "Survey coverage not requested." The types of exception and the correct wording to be inserted are as follows:
		1. Area and boundaries exception previously amended -

"The company affirms the amendment of the exception as to area and boundaries of the above numbered policy, such amendment to be effective as of the date of this Endorsement."

* + 1. Area and boundaries exception NOT previously amended -

"Exception as to area and boundaries of the above numbered policy is hereby eliminated save and except any shortages in area."

* + 1. In the event a review of the survey shows additional matters to be excepted from coverage -

"The following exceptions are added to Schedule B of the policy: (List specific exceptions regarding matters shown by the survey)."

* 1. Only in the event there is a specific request that the [T-19.1](https://www.tdi.texas.gov/title/documents/form_t-19-1.pdf) Endorsement be issued and when the Company's underwriting requirements have been met, the following language contained in the applicable subdivision below may be inserted and shown as No. 3 of the [T-3](https://www.tdi.texas.gov/title/documents/form_t-03.pdf) Endorsement form. In the event the endorsement is not to be issued or the coverage affirmed, No. 3 should read "T-19.1 not requested." The correct wording to be inserted is as follows:
		1. [T-19.1](https://www.tdi.texas.gov/title/documents/form_t-19-1.pdf) Endorsement previously issued -

"The company affirms the coverage provided in the T-19.1 Endorsement issued in connection with the above numbered policy, such coverage to be effective as of the date of this Endorsement."

"The following subparagraph(s) of this endorsement are deleted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"

* + 1. [T-19.1](https://www.tdi.texas.gov/title/documents/form_t-19-1.pdf) Endorsement NOT previously issued -

"T-19.1 Endorsement in the form attached hereto is made a part of the above numbered policy."

"The following subparagraph(s) of this endorsement are deleted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"

1. In Loan Policies - Rule [P-8.b.(2)](https://www.tdi.texas.gov/title/titlem4b.html#p8b2)
	1. "Exception No. \_\_\_\_\_\_\_\_\_\_\_\_ of Schedule B and the Pending Disbursement Clause in said policy are hereby deleted."
	2. "Said policy is hereby amended so that its coverage as to all loss or damage against mechanics' and materialmen's liens shall related to the date of this Endorsement instead of the date of said policy."
	3. Only in the event there is a specific request that the exception as to area and boundaries, etc., be amended and when a current, acceptable survey, showing all completed improvements is furnished to the Company, the following language contained in the applicable subdivision below may be inserted and shown as No. 3 of the [T-3](https://www.tdi.texas.gov/title/documents/form_t-03.pdf) Endorsement form. In the event no amendment is to take place, No. 3 should read "No survey coverage requested." The types of exceptions and the correct wording to be inserted are as follows:
		1. Area and boundaries exception previously amended -

"The Company affirms the amendment of the exception as to area and boundaries of the above numbered policy, such amendment to be effective as of the date of this Endorsement."

* + 1. Area and boundaries exception NOT previously amended -

"Exception as to area and boundaries of the above numbered policy is hereby eliminated save and except any shortages in the area."

* + 1. In the event a review of the survey shows additional matters to be excepted from coverage -

"The following exceptions are added to Schedule B of the policy: (List specific exceptions regarding matters shown by the survey)."

* 1. Only in the event there is a specific request that the [T-19](https://www.tdi.texas.gov/title/documents/form_t-19.pdf) Endorsement be issued and when the Company's underwriting requirements have been met, the following language contained in the applicable subdivision below may be inserted and shown as No. 4 of the [T-3](https://www.tdi.texas.gov/title/documents/form_t-03.pdf) Endorsement form. In the event the endorsement is not to be issued or the coverage affirmed, No. 4 should read "T-19 not requested." The correct wording to be inserted is as follows:
		1. [T-19](https://www.tdi.texas.gov/title/documents/form_t-19.pdf) Endorsement previously issued -

"The Company affirms the coverage provided in the T-19 Endorsement issued in connection with the above numbered policy, such coverage to be effective as of the date of this Endorsement."

"The following subparagraph(s) of this endorsement are deleted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"

* + 1. [T-19](https://www.tdi.texas.gov/title/documents/form_t-19.pdf) Endorsement NOT previously issued -

"T-19 Endorsement in the form attached hereto is made a part of the above numbered policy."

"The following subparagraph(s) of this endorsement are deleted: \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_"

Effective January 3, 2014 (Order 2806);

Nothing herein contained shall be construed as extending or changing the effective date of the aforesaid policy or interim construction binder, unless otherwise expressly stated.

IN WITNESS HEREOF, the \_\_\_\_\_\_\_\_\_\_ TITLE INSURANCE COMPANY has caused this Endorsement to be executed by its President under the seal of the Company, but this Endorsement is to be valid only when it bears an authorized countersignature.

Attest: \_\_\_\_\_\_\_\_\_\_\_\_\_\_ TITLE INSURANCE COMPANY

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

By \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ Secretary President

(SEAL)

Countersigned at \_\_\_\_\_\_\_\_\_\_\_, Texas. \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

(Use Optional) Authorized Signature (Location discretionary)