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STEWART TITLE GUARANTY COMPANY SCHEDULE OF CHARGES FOR USE IN THE COMMONWEALTH OF VIRGINIA

This manual is for the use of Stewart Title Guaranty Company's ("Stewart" or "Underwriter") Title Insurance Policy Issuing Attorneys, Agents, and Offices. Any other use or reproduction of this manual is prohibited.

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VIRGINIA TITLE INSURANCE MANUAL OF CHARGES

A. GENERAL PROVISIONS

- Owner's policies are to be issued for the full consideration of the property.
- Loan policies are not to be issued for less than the full amount of the loan.
- Standard leasehold policies are issued at the standard owner's charges.
- Scheduled charges do **NOT** include any costs incidental to title insurance (e.g., title search and/or examination fees, commitment and/or final policy preparation, recordation, etc.) and any of these fees are NOT to be charged with title insurance premiums.
- An extra hazardous risk fee may be charged on construction loan policies and new construction outsale policies requiring affirmative mechanic's lien coverage. Underwriter will advise when/if these extra hazardous risk fees are to be charged.
- Stewart reserves the right to charge additional premium fees for particular extra hazardous risks and coverages.
- Contact Underwriter for pricing when issuing the ALTA U.S. Policy, the STG Home Equity Policy, the ALTA Junior Loan Policy, or other title insurance products not delineated herein.
- Reissue rates on residential purchases and refinances are no longer available.
- For all amounts over an agency's underwriting agreement limit, contact Underwriter for approval.

B. SCHEDULE OF CHARGES FOR OWNER'S OR LEASEHOLD POLICIES

1. Basic Charge for Owner's or Leasehold Policies

LIABILITY	CHARGE PER THOUSAND
Up to \$250,000	\$3.90
Over \$250,000 to \$500,000, add	\$3.70
Over \$500,000 to \$1,000,000, add	\$3.40
Over \$1,000,000 to \$2,500,000, add	\$2.25
Over \$2,500,000, add	\$2.00
Minimum policy charge	\$200.00 (fixed)

2. Charge for Homeowner's Policies

LIABILITY	CHARGE PER THOUSAND
Up to \$250,000	\$4.90
Over \$250,000 to \$500,000, add	\$4.65
Over \$500,000 to \$1,000,000, add	\$4.25
Over \$1,000,000, to \$2,500,000, add	\$2.85
Over \$2,500,000, add	\$2.40
Minimum policy charge	\$240.00 (fixed)

C. SCHEDULE OF CHARGES FOR LOAN POLICIES

1. Basic Charge for Loan Policies

LIABILITY	CHARGE PER THOUSAND
Up to \$250,000	\$2.90
Over \$250,000 to \$500,000, add	\$2.70
Over \$500,000 to \$1,000,000, add	\$2.40
Over \$1,000,000, to \$2,500,000, add	\$1.85
Over \$2,500,000, add	\$1.50
Minimum policy charge	\$200.00 (fixed)

2. Charge for Enhanced Residential Loan Policies

LIABILITY	CHARGE PER THOUSAND
Up to \$250,000	\$3.48
Over \$250,000 to \$500,000, add	\$3.24
Over \$500,000 to \$1,000,000, add	\$2.76
Over \$1,000,000, to \$2,500,000, add	\$2.22
Over \$2,500,000, add	\$1.80
Minimum policy charge	\$240.00 (fixed)

3. Refinance Charge

For residential refinance loan transactions involving improved one-to-four family residential properties, the residential refinance loan charge for a Loan Policy is 70% of the policy charge and shall be applied as to the face amount of the new deed of trust. A refinance loan transaction is a transaction in which the loan proceeds are used for any purpose other than the financing of the acquisition of the property in a concurrent purchase transaction. Refinance rate charges do not apply to commercial transactions. No prior policy needs to be obtained in connection with the use of refinance rates.

D. SIMULTANEOUS ISSUE

The charge shall be \$200.00 per loan policy up to face amount of the owner's policy. In the event that the value of loan policy should exceed the value of the owner's policy, any excess amount shall be calculated based upon applicable standard or enhanced policy rates.

E. CLOSING PROTECTION LETTERS

A Closing Protection Letter (CPL) is available as an option to the seller and buyer in the real estate transaction if an owner's title insurance policy will be issued to the buyer, or to the mortgagor and lender if a loan policy of title insurance will be issued to the lender in the real estate transaction, if a commitment has been issued by Stewart and the CPL is requested by that party in writing at or before the closing of the real estate transaction. Title insurance to be issued by Stewart must be required as a condition for a CPL to become an available option. The election for a CPL must be made prior to or at the time of closing of the real estate transaction. The protection is available to the purchaser, lender and seller if it involves a sale/purchase transaction, or the borrower/lender in a refinance or other loan transaction. A fee of \$20 per letter per issued CPL issued on a file is payable in full to Stewart at completion of the transaction, for administrative expenses and is not subject to a division of premium. In the event of a second mortgage or HELOC by a lender other than the primary lender, an additional fee of \$20 would be payable if a CPL is issued to that lender. No fee will be charged for CPLs issued for transactions for which Stewart does not issue and is not obligated to issue a title insurance policy.

F. MISCELLANEOUS

1. Timeshares

\$60 minimum up to \$20,000.00 liability, with Basic Charges for Owner's or Loan over \$20,000.00.

2. Extra-hazardous Risk Charge for Decedent Estate Risks

This charge may be applicable in open estate situations, pursuant to Underwriter guidelines and underwriting bulletins. When applicable, the charge for such is calculated at \$2.00 per \$1000 of value (based upon the sales price of the transaction), with a minimum charge of \$250 payable to Stewart.

G. ENDORSEMENTS

1. **NO charge for standard** endorsements, **excluding** the ALTA 3 series and the ALTA 14 and higher series. Contact Underwriter for charges on these excluded endorsements. Also note that endorsements issued to provide special coverage may incur extra-hazardous risk charges as determined by Underwriter. The charge for such coverage may be based upon a percentage of the rate applicable to the policy, a fixed dollar amount commensurate with the risk to be assumed, or a rate per thousand based upon the overall insured amount.

2. **Modifications of Loan Policy by Endorsement:** Modifications of existing Stewart-insured loan policies by endorsement may be issued for a charge of 30% of the original title charge paid, provided the original loan amount is NOT being increased.

Modifications of existing Stewart-insured loan policies by endorsement may be issued for a charge of 30% of the original title charge paid, plus additional charge based upon applicable published standard loan rates in effect at the time of loan modification.