NM OFFICE OF SUPERINTENDENT OF INSURANCE
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BEFORE THE NEW MEXICO OFFICE OF SUPERINTENDENT OF INSURANCE

IN THE MATTER OF THE 2021 BIENNIAL TITLE INSURANCE RATE HEARING	))))	**Docket No. 2021-0061**

AMENDED FINAL ORDER
IN THE MATTER OF THE 2021 BIENNIAL TITLE INSURANCE RATE HEARING

THIS MATTER comes before the New Mexico Superintendent of Insurance ("Superintendent") on the Joint Motion of All Parties to Correct Rate Table, and the Superintendent having reviewed the motion and being advised in the premises;

THE SUPERINTENDENT FINDS AND CONCLUDES:

1. The Superintendent has jurisdiction over the subject matter and the parties in this proceeding pursuant to the New Mexico Insurance Code ("Insurance Code"), NMSA 1978, Chapter 59A, including in particular Sections 59A-30-6 and 59A-30-8; and

2. The findings of fact and conclusions of law contained in the Hearing Officer's Report and Recommendation dated March 10, 2022 and filed in this docket appear well-reasoned, supported by substantial evidence, legally sound, and should be adopted;

3. All parties to the proceedings below have informed the Superintendent that the Rate Table proposed by the parties had mathematical errors resulting in rate errors that require correction; and

IT IS THEREFORE ORDERED THAT:

A. The Superintendent adopts the Hearing Officer's Report and Recommendation as his own;

B. The Superintendent approves and orders an overall decrease of 6% (rate change of -6%) in basic title insurance premium rates beginning on July 1, 2022;

C. The Superintendent approves and orders no change to the existing premium splits of 80% for title insurance agents and 20% for title insurance underwriters for policy amounts of less than $2,000,000.00;

D. The Superintendent approves and orders that the basic premium and other rates and premium splits between agents and underwriters will take effect on July 1, 2022 as set out in Corrected Attachment A hereto;

E. The Superintendent approves and orders that the existing rates and charges for New Mexico title insurance policy forms and endorsements as approved in previous ratemakings be readopted as set forth in Attachment B hereto;

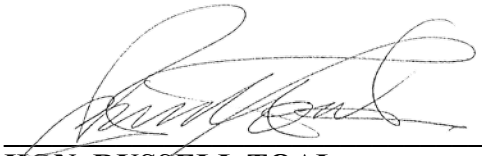
F. Because the premium rates and premium splits set in the proceeding are the result of a settlement among the parties, the settlement shall have no precedential value for future rate cases;

G. This Amended Final Order is effective immediately and the record and docket for this matter shall close upon filing; and

H. A copy of this Amended Final Order shall be sent to all persons indicated on the attached Certificate of Service and shall be uploaded to and distributed through the OSI Newsletter.

DONE AND ORDERED at Santa Fe, New Mexico, this 14th day of June, 2022.

OFFICE OF SUPERINTENDENT OF INSURANCE



HON. RUSSELL TOAL
Superintendent of Insurance

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that, on this 14th day of June 2022, I filed the *Amended Final Order* through the OSI's e-filing system, which caused the individuals entitled to service in this case to be served by electronic means.

BY: _____
Freya Tschantz, Law Clerk
Office of Superintendent of Insurance
Freya.Tschantz2@state.nm.us

DOCKET NO. 2021-0061

CORRECTED ATTACHMENT A

PREMIUM RATES FOR ORIGINAL OWNER'S POLICIES: The following schedule of premium rates for original owner's policies shall be in effect from the effective date of this rate rule until modified by the superintendent:

Liability Charge Up To:	Total Charge:	Liability Charge Up To:	Total Charge:	Liability Charge Up To:	Total Charge:
10,000	166	24,000	272	38,000	365
11,000	173	25,000	278	39,000	371
12,000	181	26,000	286	40,000	378
13,000	189	27,000	293	41,000	383
14,000	197	28,000	301	42,000	389
15,000	205	29,000	307	43,000	396
16,000	214	30,000	314	44,000	402
17,000	221	31,000	322	45,000	408
18,000	230	32,000	327	46,000	413
19,000	236	33,000	334	47,000	420
20,000	244	34,000	339	48,000	427
21,000	249	35,000	346	49,000	432
22,000	257	36,000	353	50,000	440
23,000	265	37,000	358		

For amounts of insurance (in thousands)	Portion of rate (per thousand) subject to agent commission add	Agent Retention Percentage*	Additional rate per $1000 to be collected on policy amounts in excess of $10 million (solely for underwriter)	Total Charged to Consumer
over $50 to $100	$ 5.34	80%		$ 5.34
over $100 to $500	$ 4.20	80%		$ 4.20
over $500 to $2,000	$ 3.29	80%		$ 3.29
over $2,000 to $5,000	$ 2.65	75%		$ 2.65
over $5,000 to $10,000	$ 2.20	70%		$ 2.20
over $10,000 to $25,000	$ 1.89	65%	$ 0.25	$ 2.14
over $25,000 to $50,000	$ 1.65	60%	$ 0.25	$ 1.90
over $50,000	$ 1.32	50%	$ 0.25	$ 1.57
*For endorsements NM 50, 50.1, 56, 56.1, 57, 57.1, 64, 64.1, 65, 65.1, 65.2, 88, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7 and 88.8, agents shall receive commissions for policy liabilities up to $27,000,000.00; agents' commission shall be zero for policy liabilities greater than $27,000,000.00.				

Effective Date: July 1, 2022.

DOCKET NO. 2021-00061
ATTACHMENT B

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
0001	1&2	Charge For Additional Chain Of Title	13.14.9.16	Fifty dollars ($50.00).
0002	1&2	Charge For Unusual Complexity	13.14.9.16	Fifteen percent (15%) of the full basic premium rate on each tract of unusual complexity. If the separate values for each tract are not apportioned in the policy, their values shall be in the same proportions as their areas bear to the entire area insured.
0003	1	Abstract Retirement Credit	13.14.9.24	A credit of twenty-five percent (25%) of the actual premium for the owner's policy, up to a maximum credit of one hundred dollars ($100.00).
0004	2	Loan Policy - Mechanic's Lien Coverage With Evidence of Priority (no broken lien priority)	13.14.5.12	Fifty dollars ($50.00).
0005	2	Loan Policy - Mechanic's Lien Coverage Without Evidence of Priority (broken lien priority)	13.14.5.12	Five dollars ($5.00) per thousand of the face amount of the policy.
0006	1	Owner's Policy - Mechanic's Lien Coverage - Filing Period Expired (when all improvements have been fully completed and the statutory period for filing mechanics' or materialmen's liens has expired)	13.14.5.12	Fifty dollars ($50.00).
0007	1	Owner's Policy - Mechanic's Lien Coverage - Filing Period Not Expired (construction of the improvements has been fully completed and accepted by the insured owner and the period for filing mechanics' or materialmen's liens has not expired)	13.14.5.12	Three dollars ($3.00) per thousand calculated on the face amount of the owner's policy.
0008	1	Survey Coverage – Owner Policy	13.14.5.1C	Fifteen percent (15%) of the basic premium rate for owner's policy.
0009	2	Survey Coverage – Loan Policy	13.14.5.12C	Fifty dollars ($50.00).
0010	1	Owner Pro Forma Policy	13.14.9.19(C)	One hundred dollars ($100.00) per pro forma.

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ATTACHMENT B

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
0011	2	Loan Pro Forma Policy	13.14.9.19(C)	One hundred dollars ($100.00) per pro forma.
0012	1	Duplicate Original Policy	N\A	Twenty-five dollars ($25.00) if such duplicate original policy is issued simultaneously with the original policy. Otherwise sixty-five dollars ($65.00).
0013	N/A	Cancellation Fee	13.14.9.19(B)	The cancellation fee shall be reasonable and appropriate considering the nature and extent of the services rendered by the agent.
0101	1	Owner's Policy	13.14.9.20	SEE Attachment A for the schedule of rates and brackets used for calculating basic premium rates, subject to any applicable discount, if available.
0102	1	Owner's Policy - With Bulk Rate	13.14.6.12	Twenty-five percent (25%) discount from the full basic premium rate, but not less than ninety percent (90%) of the minimum basic premium rate.
0103	1	Multiple Owners on Same Land - Simultaneous Issue	13.14.9.32	The applicable owner's rate shall apply to the policy in the largest amount and the rate on the other policies shall be thirty percent (30%) of the basic premium rate.
0104	1&2	Replacement Policy	13.14.9.26	Thirty-five percent (35%) of the full basic premium rate.
0105	1	Owner's Policy After Foreclosure	13.14.9.28	Fifty-five percent (55%) of the full basic premium rate.

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
0106	1	Owner's Policy - Terminated Foreclosure	13.14.7.18	Fifty percent (50%) of the premium paid for a foreclosure title insurance policy shall be credited toward the new owner's policy premium. Applies when judicial or non-judicial foreclosure is terminated by the security instrument being reinstated and a new owner's policy is issued to a new purchaser within one year of the date of the foreclosure policy. Ninety percent (90%) of the current full basic premium rate up to same policy amount provided in the original policy. *** If more insurance is desired or required under the reissue policy than was written in the original policy, the difference must be computed at the basic premium rates in the applicable brackets. If two or more previous policies insuring different properties are presented to the title agent or insurer for a reissue discount on the purchase of a policy containing the same properties as shown in said previous policies the discount will be computed as follows: Title agent or insurer shall base the discount on the date of issue of the oldest previous policy and upon a liability amount equal to the sum of the liability amounts of the previous policies. If the previous policies contain more or less property than is insured under the previous policies, 13.14.9.37 NMAC applies. In no event shall the premium collected be less than the regular minimum promulgated rate for an owner's policy.***
0110	1	Owner's Policy - Reissue (3 years or more since previous owner's policy was issued)	13.14.6.11	
0115	1	Owner's Policy - Reissue (2 years or more but less than 3 years since previous owner's policy was issued)	13.14.6.11	Eighty-five percent (85%) of the current full basic premium rate up to same policy amount provided in the original policy. ***

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Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
0120	1	Owner's Policy - Reissue (More than 1 year but less than 2 years since previous owner's policy was issued)	13.14.6.11	Eighty percent (80%) of the current full basic premium rate up to same policy amount provided in the original policy . ***
0125	1	Owner's Policy - Reissue (1 year or less since previous owner's policy was issued)	13.14.6.11	Seventy-five percent (75%) of the current full basic premium rate up to same policy amount provided in the original policy. ***
0201	2	Loan Policy - Single Issue	13.14.9.22	SEE Attachment A for the schedule of rates and brackets used for calculating basic premium rates, subject to any applicable discount, if available. Loan policies are calculated at ninety percent (90%) of the full basic premium rate.
0202	2	Loan Policy - Simultaneous Issue with Owner's Policy	13.14.1.7(U) 13.14.9.22	One hundred dollars ($100.00) for the aggregate amount of insurance not in excess of the owner's policy. All liability insured above that amount shall be at ninety percent (90%) of the current basic premium rates by brackets.
0203	2	Loan Policy - Second Mortgage or Subsequent Issue	13.14.9.36	Sixty percent (60%) of the full basic premium rate, up to the face amount of the owner's policy less the face amount of all liens of record not released upon issuance of the subsequent loan policy. All liability insured above that amount shall be at ninety percent (90%) of the current basic premium rates by brackets. In no event shall the premium collected be less than the regular minimum promulgated rate for an owner's policy.
0204	2	Replacement Loan Policy	13.14.9.26	Thirty-five percent (35%) of the full basic premium rate.
0205	2	Loan Policy With Two-Year Claims Made Limitation	13.14.9.40(A)	Thirty dollars ($30.00) plus one dollar ($1.00) per thousand calculated upon the loan policy amount. No credit from this policy is available for a subsequently issued policy.
0206	2	Extension of Loan Policy with Two-Year Claims Made Limitation	13.14.9.40(B)	Twenty-five dollars ($25.00) per six-month extension, not to exceed four (4) extensions.

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Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
0240	2	Loan Policy - Substitution Rate (new policy within 3 years of prior policy - 40%)	13.14.9.39; 59A-30-6.1	Forty percent (40%) of the current basic premium rate applies to any amount up to the amount of the previous policy insuring the mortgage or deed of the trust being refinanced.
0250	2	Loan Policy - Substitution Rate (new policy more than 3 years but less than 5 years of prior policy - 50%)	13.14.9.39; 59A-30-6.1	Fifty percent (50%) of the basic premium rate applies to any amount up to the amount of the previous policy insuring the mortgage or deed of trust being refinanced.
0260	2	Loan Policy - Substitution Rate (new policy more than 5 years but less than 10 years of prior policy - 60%)	13.14.9.39; 59A-30-6.1	Sixty percent (60%) of the basic premium rate applies to any amount up to the amount of the previous policy insuring the mortgage or deed of trust being refinanced.
0280	2	Loan Policy - Substitution Rate (new policy more than 10 years but less than 20 years of prior policy - 80%)	13.14.9.39; 59A-30-6.1	Eighty percent (80%) of the basic premium rate applies to any amount up to the amount of the previous policy insuring the mortgage or deed of trust being refinanced.
0600	6	Commitment for Title Insurance	13.14.9.19(A)	One hundred dollars ($100.00) for the initial six months.
0900	9	Notice of Availability of Owner's Title Insurance	N/A	No charge

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Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
1000	10	Facultative Reinsurance Agreement	N/A	No charge.
1104	11	Correction/ Multipurpose Endorsement	13.14.8.8	No charge for the issuance of an endorsement correcting a commitment, binder or policy containing an error or omission not caused by the insured. If the correction is caused by the insured (i.e., inaccurate loan closing instructions), the charge is twenty-five dollars ($25.00) If the correction results in additional liability for which the correct premium has not already been charged, the premium for the endorsement shall be the premium due and payable for the additional liability. Likewise, if the correction results in the application of a different or additional rate regulation(s) than was applied to the policy or its endorsements, the premium due and payable for this endorsement shall be the balance of premium unpaid after application of the appropriate rate regulation(s) following the correction.
1105	11	Renewal, Extension and Partial Release Endorsement	N/A	Twenty-five dollars ($25.00) if issued within six months from the date of the policy or date of the last endorsement reflecting an earlier assignment, renewal, etc., or sixty-five dollars ($65.00) if issued more than six (6) months from the date of the policy or last such endorsement, if any, whichever is later.
1106	11	Extension of Commitment for Title Insurance	13.14.9.19(A)	One hundred dollars ($100.00) for each additional six-month (or portion thereof) renewal or extension.
1108	1, 11	Increase in Coverage	13.14.6.8C	Basic premium rate for new policy amount less the amount previously paid for policy being increased.
1200	12	Condominium Endorsement - Assessments Priority (ALTA 4-06)	13.14.8.42	Twenty-five dollars ($25.00).

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
1300	13	Planned Unit Development Endorsement - All Assessments (ALTA 5-06)	13.14.8.43	Twenty-five dollars ($25.00).
1301	13.1	Planned Unit Development Endorsement - Unpaid Assessments (ALTA 5.1-06)	13.14.8.43	Twenty-five dollars ($25.00).
1400	14	Variable Rate Mortgage Endorsement (ALTA 6-06)	N/A	Twenty-five dollars ($25.00) if endorsement is issued simultaneously with the loan policy. Fifty dollars ($50.00) if issued at the request of the insured subsequent to the issuance of the loan policy.
1500	15	Variable Rate Mortgage Endorsement - Negative Amortization (ALTA 6.2-06)	N\A	Twenty-five dollars ($25.00) if endorsement is issued simultaneously with the loan policy. Fifty dollars ($50.00) if issued at the request of the insured subsequent to the issuance of the loan policy.
1600	16	Manufactured Housing Unit Endorsement (ALTA 7-06)	N/A	Seventy-five dollars ($75.00)
1601	16.1	Manufactured Housing Unit (Conversion Loan) Endorsement (ALTA 7.1-06)	N/A	Seventy-five dollars ($75.00)
1602	16.2	Manufactured Housing Unit (Conversion Owner's) Endorsement (ALTA 7.2-06)	N/A	Seventy-five dollars ($75.00)
1700	17	Revolving Credit Endorsement (ALTA 14-06)	N/A	Twenty-five dollars ($25.00) if endorsement is issued simultaneously with the loan policy. Fifty dollars ($50.00) if issued at the request of the insured subsequent to the issuance of the loan policy.
2000	20	Leasehold Owner's Endorsement (ALTA 13-06)	13.14.6.8(E)(4)	No charge.
2003	1 & 20	Leasehold Owner's Policy - Simultaneous Issue with Owner's Policy	13.14.1.7(U) 13.14.9.20	Thirty percent (30%) of the rate for the owner's policy up to the amount of the owner's policy. The rate on the aggregate amount of any leasehold policy exceeding the owner's policy is the difference between the basic premium rates in the same manner as excess is computed in 13.14.9.32 NMAC.
2100	21	Leasehold Loan Endorsement (ALTA 13.1-06)	13.14.7.8(F)	No charge

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
2101	1, 2, 20, 21	Leasehold Loan Policy - Simultaneous Issue with Leasehold Owner's Policy	13.14.1.7(U) 13.14.9.22	One hundred dollars ($100.00) for the aggregate amount of insurance not in excess of the owner's policy. All liability insured above that amount shall be at ninety percent (90%) of the current basic premium rates by brackets.
2200	22	Pending Disbursement Down Date Endorsement	N/A	Twenty-five dollars ($25.00).
2300	23	Pending Improvements Endorsement	N/A	Twenty-five dollars ($25.00).
2400	24	Assignment Endorsement (ALTA 10-06)	N/A	Twenty-five dollars ($25.00) if issued within six months of the date of the policy or date of the last endorsement reflecting an earlier assignment, or a premium of sixty-five dollars ($65.00) if issued more than six months from the date of the policy or last endorsement reflecting an earlier assignment, if any.
2401	24.1	Assignment and Down Date Endorsement (ALTA 10.1-06)	N/A	Twenty-five dollars ($25.00) if issued within six months of the date of the policy or date of the last endorsement reflecting an earlier assignment, or a premium of sixty-five dollars ($65.00) if issued more than six months from the date of the policy or last endorsement reflecting an earlier assignment, if any.

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
2500	25	Additional Advance Endorsement	N/A	Twenty-five dollars ($25.00) plus an additional premium calculated by determining the sum of: 1) the difference between the charge for a loan policy in the amount of the unpaid principal balance due to the lender before the advance is made and the charge for a loan policy in the amount of the principal balance due after the advance has been made utilizing the appropriate brackets in the schedule of basic premium rates in effect as of the date of the endorsement; and 2) for all endorsements for which the premium is calculated as a percentage of the policy premium or otherwise based on the policy amount, the difference between the charge for endorsements issued with the original loan policy in the amount of the unpaid principal balance due to the lender before the advance is made and the charge for such endorsements calculated on the principal balance due to the lender after the advance has been made, utilizing the appropriate rates established by 13.14.9.8 NMAC in effect as of the date of the endorsements. The minimum combined charge for this endorsement is one hundred dollars ($100.00).
2600	26	Partial Coverage Endorsement	N/A	Twenty-five dollars ($25.00).
2800	28	Non-Imputation - Full Equity Transfer Endorsement (ALTA 15-06)	N/A	One dollar ($1.00) per thousand for each thousand dollars of insurance.
2801	28.1	Non-Imputation - Additional Interest Endorsement (ALTA 15.1-06)	N/A	One dollar ($1.00) per thousand for each thousand dollars of insurance.
2802	28.2	Non-Imputation - Partial Equity Transfer Endorsement (ALTA 15.2-06)	N/A	One dollar ($1.00) per thousand for each thousand dollars of insurance.
2900	29	Environmental Protection Lien Endorsement (ALTA 8.1-06)	N/A	Twenty-five dollars ($25.00).

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
3000	30	Condominium Endorsement Current Assessments (ALTA 4.1-06)	13.14.8.42	Twenty-five dollars ($25.00).
3100	31	Owner's Leasehold Conversion Endorsement	13.14.9.38	Fifty percent (50%) of the basic premium rate in effect at the time of such conversion, up to the face amount of the leasehold owner's policy. If more insurance is desired or required under the standard owner's policy than was written in the leasehold owner's policy, the difference must be computed at the basic premium rates in the applicable bracket or brackets in the same manner as excess liability is computed
3300	33	Change of Name Endorsement	N/A	No charge.
3400	34	U.S. Policy ALTA (12-03-12)	13.14.6.9	Same as standard owner's policy.
4100	41	Limited Pre-Foreclosure Title Insurance Policy ALTA (12-03-12)	13.14.7.18	Fifty-five percent (55%) of the full basic premium rate. The amount of coverage shall be equal to the amount of the unpaid principal indebtedness due under the lien or note secured by the security instrument to be foreclosed.
4200	42	Limited Pre-Foreclosure Title Insurance Policy Down Date Endorsement (ALTA 12-03-12)	N/A	Twenty-five dollars ($25.00).
4300	43	Insuring Around Endorsement	13.14.8.12(A)	No charge.
4400	44	Revolving Credit - Increased Credit Limit Endorsement	N/A	Twenty-five dollars ($25.00) plus an additional premium calculated by determining the difference between the charge for a loan policy in the amount of the current amount of insurance before the credit limit is increased, and the charge for a loan policy in the amount of the increased credit limit utilizing the appropriate brackets in the schedule of basic premium rates in effect as of the date of the endorsement. The minimum combined charge for this endorsement is fifty dollars ($50.00).

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
4500	45	Residential Limited Coverage Junior Loan Policy ALTA (Rev. 08-01-12)	13.14.7.21	Forty percent (40%) of the full basic premium rate, but not be less than sixty-five dollars ($65.00).
4600	46	Down Date Endorsement to Residential Limited Coverage Junior Loan Policy JR1 (ALTA 08-01-12)	13.14.8.45	Twenty-five dollars ($25.00).
4700	47	Endorsement to Residential Limited Coverage Junior Loan Policy JR2 (ALTA 08-01-12)	N/A	Twenty-five dollars ($25.00).
4900	49	Notice of Availability of Future Increase in Coverage and Potential Premium Discounts for Future Policies	13.14.6.8.D	No charge.
5000	50	Restrictions, Encroachments and Minerals Endorsement - Loan Policy (ALTA 9-06)	13.14.8.14	Ten percent (10%) of the full basic premium rate, but not less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
5001	50.1	Restrictions Encroachments, Minerals - Loan Policy Endorsement (ALTA 9.3-06)	13.14.8.14	Ten percent (10%) of the full basic premium rate, but not less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
5100	51	Land Abuts Street Endorsement	13.14.8.15	Twenty-five dollars ($25.00).
5200	52	Location Endorsement (ALTA 22-06)	13.14.8.16	Twenty-five dollars ($25.00).
5400	54	Contiguity Single Parcel Endorsement (ALTA 19.1-06)	13.14.8.18	One hundred dollars ($100.00).
5500	55	Named Insured Endorsement	N/A	Twenty-five dollars ($25.00) with respect to policy issued before August 15, 2001. No charge with respect to policy issued after August 15, 2001.
5600	56	Restrictions, Encroachments, Minerals - Owner's Policy (Unimproved Land) Endorsement (ALTA 9.1-06)	13.14.8.14	Ten percent (10%) of the full basic premium rate, but not less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
5601	56.1	Restrictions, Encroachments, Minerals - Owner's Policy (Unimproved Land) Endorsement (ALTA 9.4-06)	13.14.8.14	Ten percent (10%) of the full basic premium rate, but not less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
5700	57	Restrictions, Encroachments, Minerals - Owner's Policy (Improved Land) Endorsement (ALTA 9.2-06)	13.14.8.14	Ten percent (10%) of the full basic premium rate, but not less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
5701	57.1	Restrictions, Encroachments, and Minerals - (Owner's Policy - Improved Land) Endorsement (ALTA 9.5-06)	13.14.8.14	Ten percent (10%) of the full basic premium rate, but not less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
5800	58	First Loss - Multiple Parcel Transactions Endorsement (ALTA 20-06)	13.14.8.19	Twenty-five dollars ($25.00).
6000	60	Aggregation Endorsement (ALTA 12-06)	13.14.8.20	Twenty-five dollars ($25.00).
6001	60.1	Aggregation Endorsement (ALTA 12.1-06)	13.14.8.20	Twenty-five dollars ($25.00).
6100	61	Foundation Endorsement	13.14.8.21	Twenty-five dollars ($25.00) for one-to-four family residential policies and fifty dollars ($50.00) for all other policies.
6200	62	Assignment of Rents or Leases Endorsement (ALTA 37-06)	13.14.8.22	One hundred dollars ($100.00).

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
6300	63	Short Form Residential Loan Policy	13.14.7.8(D); 13.14.9.22	Same as standard loan policy.
6400	64	Zoning - Unimproved Land Endorsement (ALTA 3-06)	13.14.8.23	Fifteen percent (15%) of the full basic premium rate, but no less than two hundred fifty dollars ($250.00). When issuing multiple zoning endorsements simultaneously on an owner's policy and a loan policy or loan policies in a single transaction, only one premium shall be charged calculated on the policy with the highest amount of insurance. Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
6401	64.1	Zoning - Unimproved Land - No Applicable Zoning Ordinances Endorsement	13.14.8.23	Fifteen percent (15%) of the full basic premium rate, but no less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
6500	65	Zoning - Completed Structure Endorsement (ALTA 3.1-06)	13.14.8.24	Twenty three percent (23%) of the full basic premium rate, but no less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
6501	65.1	Zoning - Land Under Development Endorsement (ALTA 3.2-06)	13.14.8.24	Twenty three percent (23%) of the full basic premium rate, but no less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
6502	65.2	Zoning - Completed Structure - No Applicable Zoning Ordinances Endorsement	13.14.8.24	Twenty three percent (23%) of the full basic premium rate, but no less than two hundred fifty dollars ($250.00). Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
6600	66	Contiguity - Multiple Parcels Endorsement (ALTA 19-06)	13.14.8.18	One hundred dollars ($100.00).
6700	67	Access and Entry Endorsement (ALTA 17-06)	13.14.8.25	Twenty-five dollars ($25.00) per endorsement issued; separate endorsement issued for each named public right of way.
6800	68	Indirect Access and Entry Endorsement (ALTA 17.1-06)	13.14.8.26	Twenty-five dollars ($25.00) per endorsement issued; separate endorsement issued for each named public right of way.
6900	69	Utility Access Endorsement (ALTA 17.2-06)	13.14.8.27	Twenty-five dollars ($25.00).
7000	70	Commercial Environmental Protection Lien Endorsement (ALTA 8.2-06)	13.14.8.28	Twenty-five dollars ($25.00).
7100	71	Reverse Mortgage Endorsement (ALTA 14.3-06)	13.14.8.29	Twenty-five dollars ($25.00).
7200	72	Single Tax Parcel Endorsement (ALTA 18-06)	13.14.8.30	Twenty-five dollars ($25.00).
7300	73	Multiple Tax Parcel Endorsement (ALTA 18.1-06)	13.14.8.31	Twenty-five dollars ($25.00).
7400	74	Doing Business Endorsement (ALTA 24-06)	13.14.8.32	Twenty-five dollars ($25.00).
7500	75	Subdivision Endorsement (ALTA 26-06)	13.14.8.33	Twenty-five dollars ($25.00).
7600	76	Easement-Damage or Enforced Removal Endorsement (ALTA 28-06)	13.14.8.34	Twenty-five dollars ($25.00).
7700	77	Co-Insurance - Single Policy Endorsement (ALTA 23-06)	13.14.8.13	Twenty-five dollars ($25.00).
7800	78	Same as Survey Endorsement (ALTA 25-06)	13.14.8.17	Twenty-five dollars ($25.00).
7900	79	Same as Portion of Survey Endorsement (ALTA 25.1-06)	13.14.8.17	Twenty-five dollars ($25.00).
8000	80	Mortgage Modification Endorsement (ALTA 11-06)	N/A	One hundred twenty-five dollars ($125.00).
8001	80.1	Mortgage Modification With Subordination Endorsement (ALTA 11.1-06)	N/A	One hundred twenty-five dollars ($125.00).

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
8002	80.2	Mortgage Modification With Additional Amount of Title Insurance Endorsement (ALTA 11.2-06)	N/A	One hundred twenty-five dollars ($125.00) plus an additional premium calculated by determining the sum of: 1) the difference between the charge for a loan policy in the amount of the current amount of insurance before the amount of insurance is increased, and the charge for a loan policy in the amount of the increased insurance utilizing the appropriate brackets in the schedule of basic premium rates in effect as of the date of the endorsement; and 2) for all endorsements for which the premium is calculated as a percentage of the policy premium, or otherwise based on the policy amount, the difference between the charge for the endorsements issued for a loan policy in the amount of the current amount of insurance before the amount of insurance is increased and the charge for such endorsements calculated on the amount of the loan policy in the amount of increased insurance, utilizing the appropriate brackets in the schedule of basic premium rates in effect as of the date of the endorsement. The minimum combined charge for the NM form 80.2 endorsement is one hundred seventy-five dollars ($175.00) for each endorsement issued.
8100	81	Closing Protection Letter – Single Transaction (ALTA 4-2-14, but omitting exception 14)	N/A	No charge.
8101	81.1	Closing Protection Letter – Multiple Transactions (ALTA 4-2-14, but omitting exception 14)	N/A	No charge.
8300	83	Construction Loan - Endorsement (ALTA 32.0-06)	13.14.9.40	The charge for each of these endorsements is the applicable cost of mechanic's lien coverage as noted in this Table; no additional charge for endorsement form.
8301	83.1	Construction Loan - Direct Payment Endorsement (ALTA 32.1-06)	13.14.9.40	

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
8302	83.2	Construction Loan - Insured's Direct Payment Endorsement (ALTA 32.2-06)	13.14.9.40	
8400	84	Disbursement Endorsement (ALTA 33-06)	N/A	Twenty-five dollars ($25.00).
8500	85	Identified Risk Coverage Endorsement	13.14.8.11	Rate established by order of the Superintendent.
8600	86	Policy Authentication Endorsement (ALTA 39-06)	N/A	No charge.
8800-8808	88, 88.1, 88.2, 88.3, 88.4, 88.5, 88.6, 88.7, 88.8	Energy Project Endorsements etc. (ALTA 36-06 – 36.8-06)	13.14.8.36	Ten percent (10%) of the full basic premium rate for all endorsements issued with respect to each owner's policy and ten percent (10%) of the full basic premium rate for all endorsements issued with respect to each loan policy issued in a single transaction, but no less than two hundred fifty dollars ($250.00) per policy. Agents shall receive commissions for liabilities up to $27,000,000; agents' retention shall be zero for liabilities greater than $27,000,000.
8900	89	Mezzanine Financing Endorsement (ALTA 16-06)	13.14.8.37	One-hundred dollars ($100.00),
9000	90	Residential Limited Coverage Modification of Mortgage Policy	13.14.7.21	One hundred-seventy-five dollars ($175.00) for each policy issued in an amount of zero to one million dollars ($0-$1,000,000.00) and an additional one hundred-seventy-five dollars ($175.00) for each five hundred thousand dollars ($500,000.00) of policy amount above one million dollars ($1,000,000.00) or part thereof up to twenty million dollars ($20,000,000.00).
9100	91	Contract Purchaser Conversion Endorsement	N/A	Fifty percent (50%) of the basic premium rate in effect at the time of issuance of endorsement, up to the face amount of the contract purchaser's policy.

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ATTACHMENT B

Transaction Code	Rate Applies to NM Forms	Transaction Type	Rule Reference	Premium Rate or Charge**
				**The title insurance rules must be referenced to determine any additional provisions or conditions that apply to the calculation or application of a particular rate

Effective date:_____.