



WAIVER OF ENHANCED HOMEOWNERS POLICY PROTECTION

We have been told that we can have the ALTA Homeowner’s policy of title insurance (the “ENHANCED policy”) issued by T. A. Title Insurance Company which provides more extensive coverage than the 1992 ALTA Owner’s title insurance policy. The ENHANCED policy gives us additional protection summarized as follows:

1. The ENHANCED policy increases the liability of the company by 10% of the stated amount of the policy per year for the first 5 years to a maximum of 150% of the stated amount of the policy.
2. The ENHANCED policy’s access coverage has been defined to specifically include both pedestrian and vehicular access (other title insurance policies insure access without defining the quality of access).
3. The ENHANCED policy indemnifies against loss by reason of any future forgery of any instrument by which someone else claims to own the land or have a lien thereon.
4. The ENHANCED policy indemnifies, up to \$25,000 (after a deductible amount of 1% of the policy amount or \$5,000.00, whichever is less), against loss by reason of a forced removal of the residence as it existed when it was purchased by the insured because it, or any portion thereof, was built without a building permit.
5. The ENHANCED policy indemnifies against loss by reason of any future encroachment, when a neighboring property owner attempts to build (other than boundary walls and fences) on a portion of the insured land, without the consent of the insured owner of the land.
6. The ENHANCED policy indemnifies against loss by reason of any reversion or claim of reversion by reason of a prior violation of a property restriction.
7. The ENHANCED policy indemnifies, up to \$10,000 (after a deductible amount of 1% of the policy amount or \$2,500.00, whichever is less) against loss by reason of the insured being unable to obtain a building permit for an addition or remodeling, or a buyer from the insured refuses to purchase, or a lender refuses to make a loan on the security of the insured land, by reason of a subdivision law having been violated.
8. The ENHANCED policy indemnifies against loss by reason of damage to the existing structure (or a replacement thereof or a modification thereto) because another person uses the surface of the insured land for the extraction or development of minerals owned by them.
9. The ENHANCED policy indemnifies, against loss if forced to correct or remove an existing violation of property restriction which was violated before the insured acquired his or her interest in the land.
10. The ENHANCED policy continues to protect a trustee or successor trustee of a trust in which the named insured is the trustor/settlor, to whom title to the insured land is transferred after Date of Policy.
11. The ENHANCED policy indemnifies against loss if a taxing authority assesses supplemental real estate taxes for any period prior to your ownership because of construction or change of ownership.

The foregoing is only a summary of the ENHANCED policy provisions. The wording of the ENHANCED policy will control the obligations of T. A. Title Insurance Company. On request, T. A. Title Insurance Company will furnish a specimen copy of the ENHANCED policy form for our review.

After reading this entire document and having the opportunity to ask any questions, we do not want to have the protection of this added insurance coverage and we waive the opportunity to purchase the ENHANCED policy.

DATED: _____

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