

ISSUING GUIDELINES

ALTA Endorsement: 12-06 (Aggregation)

Explanation:

This Endorsement is called the "tie-in," "cluster," or "spreader" endorsement. It is issued with the Loan Policy in many states on commercial transactions. The Endorsement aggregates the Amount of Insurance on each Loan Policy listed in the Endorsement. This Endorsement to multiple Loan Policies results in one liability for all policies; it creates the same result as one Policy covering multiple sites.

This Endorsement is not designed to be issued with the Owner's Policy.

Underwriting Requirements:

- (1) Underwriting Personnel of the Company (Stewart Title Guaranty Company) must approve issuance of this Endorsement.
- (2) If the aggregate limit of liability exceeds the Company's self-imposed or statutory limits for single risks in your state, you must contact the Reinsurance Department of the Company.
- (3) We prefer to show allocated amounts for the "Amount" of each policy, rather than the aggregate (generally the loan amount) liability for the separate Amount of Insurance for each Policy.
- (4) This Endorsement is not available in some states.

Issuing guideline applies to the following Endorsement(s):

ALTA 12-06 Aggregation - 2006 ALTA Loan Policy