



315 S. Phillips Avenue • Sioux Falls, SD 57104

**ALL-INCLUSIVE TITLE INSURANCE RATES
for the State of NEBRASKA**

RATES

Definitions

The fees and rates hereinafter set forth are the all-inclusive charges of Dakota Homestead Title Insurance Company, (hereinafter collectively "Company") for the issuance of Commitments for title insurance, title insurance policies and endorsements on its own behalf, or by its duly authorized Policy Issuing Agents in the State of Nebraska. Charges for additional services, including, but not limited to, escrow and closing services, may be assessed by the Company or its authorized Policy Issuing Agents, but such charges are not a part of the fee for title insurance. All charges for title insurance will be computed in accordance with the rules and rates shown herein at such date as this manual, or any revision thereof, become effective.

Basic Rate for Title Insurance

- A. Applicable to all counties in Nebraska *except for Cass, Douglas, Lancaster, Sarpy and Washington*: Basic Rate for coverage up to \$5,000 - \$100.00 Over \$5,000 and up to and including \$50,000 - add \$3.50 per thousand dollars Over \$50,000 and up to and including \$100,000 -add \$3.00 per thousand dollars. Over \$100,000 and up to and including \$1,000,000 - add \$2.00 per thousand dollars Over \$1,000,000 and up to and including \$5,000,000 - add \$1.75 per thousand dollars Over \$ 5,000,000 and up to and including \$10,000,000 - add \$ 1.25 per thousand dollars Over \$10,000,000 - add \$0.90 per thousand dollars
Increments are added for each additional \$1,000 dollars or fraction thereof.
- B. Applicable *only to the counties* of Cass, Douglas, Lancaster, Sarpy and Washington: Basic rate for coverage up to \$20,000 - \$100.00 Over \$20,000 and up to and including \$50,000 - add \$3.50 per thousand dollars Over \$50,000 and up to and including \$100,000 -add \$3.00 per thousand dollars Over \$100,000 and up to and including \$1,000,000 - add \$2.00 per thousand dollars Over \$1,000,000 and up to and including \$5,000,000 - add \$1.50 per thousand dollars Over \$5,000,000 and up to and including \$15,000,000 - add \$1.10 per thousand dollars. Over \$15,000,000 - add \$0.90 per thousand dollars. Increments are added for each additional \$1,000 dollars or fraction thereof.

Special Risks, Additional or Affirmative Coverages

The Basic Rates set forth in this Manual, or any revisions thereof, are minimum charges. Additional charges will be made when unusual conditions of title are encountered, when special risks are insured against, or when special services are rendered. Any additional coverages provided by an endorsement to the policy shall bear the fees set forth in Endorsements and Charges Section of this Manual.

Upon request, the Company, or its duly authorized Policy Issuing Agent, may in its discretion insure over certain defects or give affirmative coverage not provided for herein at no additional charge. However, if such insurance or additional coverage is provided by an endorsement to a policy, then a charge shall be made pursuant to the fee filed for that endorsement, or by a separate filing that is approved in advance by the Nebraska Department of Insurance.

OWNER'S POLICIES

Owner's Policies

An Owner's Policy insuring a fee estate or a vendee's interest under a land contract will not be issued for less than the sale price of the property and an no event for less than the full value of the real property. Owner's Policies issued to insure lesser estates or interests, except as otherwise noted herein, must be issued for not less than the full consideration paid for said interest. The charge for issuance of a standard coverage Owner's Policy shall be the Basic Rate.

Leasehold Owner's Policies

Owner's Policies insuring a leasehold estate shall not be issued for less than the aggregate of the rentals payable under the primary term of the lease or the fair market value of the leasehold estate, whichever is less.

Extended Coverage (Special Risks)

Charges for deletion of pre-printed exceptions in final policies insuring other than one-to-four family residential property, as shown on Schedule B-Section 2 of Commitments for Title Insurance for such policies, may be made at a rate commensurate with the risk assumed as determined by the Company in its discretion. The applicant/proposed insured shall comply with all the requirements of the Company in order to remove all such pre-printed exceptions shown in Schedule B-Section 2 of Commitments for Title Insurance. Any additional charge for such special risks shall not exceed 25% of the Basic Rate for each standard exception removed from the Owner's Policy, together with all charges for specific endorsements as they may apply.

LOAN POLICIES

Loan Policies

Loan policies shall be issued for the full loan amount except when the land covered in the policy represents only a part of the security for the loan and the balance of the security is personal property, in which case the policy shall be written in the amount of the loan applicable to such land, and the lender shall, if requested by the Company, furnish a statement as to such values. A policy can be issued, however, for an amount up to 125% of the principal debt to cover interest and other costs incident to a foreclosure.

In the event a loan is secured by two or more non-contiguous parcels of real estate, a Loan Policy may be issued on one or more of such parcels provided that the policy is not issued for less than the amount of the security allocated to such parcel or parcels.

Extended Coverage (Special Risks)

Charges for deletion of pre-printed exceptions in final policies, insuring other than one-to-four family residential property, as shown in Schedule B-Section 2 of Commitments for Title Insurance for such policies, may be made at a rate commensurate with the risk assumed as determined by the Company in its discretion. The applicant/proposed insured shall comply with all the requirements of the Company in order to remove all such preprinted exceptions shown in Schedule B-Section 2 of the Commitment for Title Insurance. Any additional charge for such special risks shall not exceed 25% of the Basic Rate for each standard exception removed from the Loan Policy, together with all charges for specific endorsements they may apply.

Building Lot Policy and Construction Loan Policy Defined

A construction Loan Policy is a Loan Policy issued to insure a construction security interest as defined by Neb. Rev. Stat. Sec. 52-127 (10) or a construction mortgage as defined by Neb. UCC Sec. 9-3 13 (1). A building lot policy is issued to a homebuilder insuring fee simple title to one or more vacant lots upon which a builder intends to construct one-to-four family dwellings.

Building Lot Policy and Construction Loan Policy Premium Credit

A construction Loan Policy and Owner's Policy and permanent Loan Policy and Owner's Policy insuring fee simple title, mortgages or deeds of trust on the same residential or commercial property will be issued for a combined charge of one hundred percent (100%) of the applicable rate for the policy with the largest insured liability. This combination includes the original building lot policy to the lot owner, construction Loan Policy to the construction lender, and the issuance of a Loan Policy to the permanent lender and Owner's Policy upon completion of construction. The initial premium charge shall be payable upon issuance of a building lot policy, construction Loan Policy or Owner's Policy. Any additional premium shall be payable upon issuance of the permanent Loan Policy and Owner's Policy.

The premium paid for the issuance of a building lot policy and construction Loan and Owner's Policies shall be credited toward any premium due the Company for the permanent Loan and Owner's Policies on the same property. It is not necessary for the owner, borrower or lender to be the same on the permanent loan as the construction loan for this credit to apply. The credit shall be available one time only and expires three (3) years after the effective date of the construction Loan Policy.

Other title insurance policies may be issued simultaneously with the issuance of the construction Loan Policy or the subsequent policy issued premium credit, consistent with the simultaneously issued policy rates contained herein.

Notice and Waiver

In accordance with Nebraska Statute 44-1992 (2) R.S., 1998, if a request for an Owner's Policy is not received simultaneously by the Company, or its authorized Policy Issuing Agent, in a proposed purchase transaction where a

Loan Policy is requested, the Company may issue such Loan Policy only after it has received a statement in writing from the purchaser that he has received such notice and waives his right to purchase an Owner's Policy at the applicable rate. Requests for Owner's Policies made by purchasers, previously waived, more than 30 days after the closing of the transaction will be charged at the rate filed for such policies with the Nebraska Department of Insurance at the date such request is made. The minimum fee charged shall be \$125.00.

Substitution Rate ("Bridge") Loans

A substitution rate credit will apply in a situation where a proposed insured buyer purchases a new home before completing the sale of a current home and executes a new mortgage or deed of trust secured by one or both of the properties. In effect, this "bridge" loan refinances the existing loan on the current home and provides additional funding for the purchase of the new home. When the sale of the current home is completed this type of loan is refinanced to the lower amount of the value of the new home and is secured by a new mortgage or deed of trust.

The total premium paid for the issuance of a policy secured by the first mortgage or deed of trust, less one hundred twenty five dollars (\$125.00), shall be credited toward any premium due the Company for a subsequently issued Loan Policy insuring the priority of a loan secured solely by the newly purchased property. The credit is limited to 100% of the basic rate applied to the liability amount of the now loan, is available one time only, and expires one (1) year after the effective date of the first, or "bridge" Loan Policy.

Other title insurance policies may be issued simultaneously with the issuance of either policy, consistent with the simultaneously issued policy rates.

SIMULTANEOUS ISSUANCE

Simultaneous Issuance of Owner's and Loan Policies

When an Owner's Policy and a standard coverage Loan Policy or an extended coverage Loan Policy, insuring identical land, are issued simultaneously the rate shall be calculated at one hundred percent (100%) of the basic rate for the policy with the highest liability amount, plus seventy-five dollars (\$75.00) for the policy with the lesser liability.

If two or more Loan Policies are issued simultaneously with one Owner's Policy and the total liability of all Loan Policies exceeds the liability of the Owner's policy, then the charge shall be calculated at one hundred percent (100%) of the basic rate of the aggregate liability for all Loan Policies plus seventy-five dollars (\$75.00) for each Policy issued simultaneously.

In order for this rate to apply, all policies issued must have the same effective date and the Owner's Policy must contain an exception(s) for the mortgage(s) or deed(s) of trust insured by the simultaneously issued Loan Policy (ies).

In order for this rate to apply to a Simultaneously issued extended coverage Loan Policy, or policies, the applicant/insured shall comply with all the requirements of the Company in order to remove the pre-printed exceptions shown in Schedule B-Section 2 of the Commitment for Title Insurance from the Loan Policy, or policies, shall pay any additional charges as may apply, and shall further pay any additional charges for specific endorsements as they may apply.

Owner's and Leasehold Policies

When an Owner's Policy insuring a fee simple estate is issued simultaneously with an Owner's Policy insuring a leasehold estate covering identical land, the charge shall be calculated at one hundred percent (100%) of the basic rate for the policy with the highest liability amount. The charge for the other policy shall be calculated at thirty percent (30%) of the basic rate based upon the face amount of the policy with the lesser liability, with a minimum charge of one hundred twenty-five dollars (\$125.00.)

In order for this rate to apply to a simultaneously issued extended coverage Owner's Policy the applicant/insured shall comply with all the requirements of the Company in order to remove the pre-printed exceptions shown in Schedule B-Section 2 of the Commitment for Title Insurance from the Owner's Policy, shall pay any additional charges as may apply, and shall further pay any additional charges for specific endorsements as they may apply.

When an Owner's Policy is issued insuring a fee simple estate in land only and an Owner's Policy is issued insuring a leasehold estate in the land and fee simple title in the improvements (where the ownership of the improvements is separated from ownership of the land) the charge shall be calculated at one hundred percent (100%) of the basic rate based on the total liability of the two policies added together.

Simultaneous Issuance of Owner's Policies

When Owner's Policies covering identical lands and identical estates are issued simultaneously to the seller and purchaser, a charge shall be calculated at one hundred percent (100%) of the basic rate for the policy with the highest liability amount and the charge for the second policy shall be thirty percent (30%) of the basic rate based upon the liability amount of that policy, with a minimum charge of one hundred twenty-five dollars (\$125.00.)

In order for this rate to apply to a simultaneously issued extended coverage Owner's Policy, the applicant/insured shall comply with all the requirements of the Company in order to remove the pre-printed exceptions shown in Schedule B-Section 2 of the Commitment for Title Insurance from the Owner's Policy, shall pay any additional charges as may apply, and shall further pay any additional charges for specific endorsements as they may apply.

INCREASING POLICY AMOUNT

Underwriter Discretion

Increases in policy amounts at the request of named insureds shall be at the discretion of the Company.

Charges

The charge for increasing a policy amount shall, be the difference between the basic rate for the amount of the insurance shown in the initial policy and the basic rate for the ultimate amount of insurance issued at the appropriate rate for the type of insurance coverage involved, together with all charges for specific endorsements as they may apply.

CANCELLATIONS

Charges

A Commitment for Title Insurance may be issued to show the status of title and items affecting the title that must be satisfied before a policy can be issued. It is a binding obligation of the Company to issue its policy of title insurance when the requirements of the Commitment have been satisfied and the policy rate and fees have been paid. No liability attaches until the policy rate and fees have been paid.

If the applicant cancels or no documents have been recorded and no actions taken by the expiration date of the Commitment, a maximum fee of one hundred twenty-five dollars (\$125.00) may be charged. The entire charge may be canceled if it is apparent that, through error, the customer has entered duplicate orders either with the same or competing companies, or if the order is canceled prior to commencement of search or if the order is canceled because contingencies in the purchase agreement were not met through no fault of the party placing the order:

DUPLICATES AND COPIES

Duplicates or copies of lost policies in which no additional insurance coverage is given may be furnished at the discretion of the Company at a charge not to exceed fifty dollars (\$50.00) each. Each duplicate policy provided must contain the statement: "This policy is issued to replace Lost Policy No. _____, which is hereby canceled", on its face. All attached supporting schedules and endorsements must be clearly marked with the word "DUPLICATE." Each copy of a policy provided must be clearly marked with the word "COPY" on every page including all attached schedules and endorsements.

ENDORSEMENTS AND CHARGES

Title Insurance policy coverage may be modified or extended by issuing an Endorsement on that policy. The following is a list of the endorsements issued in Nebraska and the maximum charge for each:

Access (Public Road)	\$25.00
Access (Appurtenant Easement)	\$25.00
Additional Insured Named	\$25.00
Aggregation (Tie In)	\$.50/thousand; \$25 minimum
Agreed Value	\$50.00
Arbitration (Owner)	No charge
Arbitration (Mortgagee)	No charge
Arbitration (Construction)	No charge
Arbitration (Leasehold)	No charge
Arbitration (U.S.A.)	No charge
Assessments (ALTA Form 1)	\$25.00
Assignment of Mortgage	\$25.00
Assignment of Mortgage (Assignment/Datedown)	\$50.00
Assignments of Rent (Included in Insured Mortgage)	\$75.00
Assignment of Rents (Separate Assignment s/Leases)	\$75.00
Association Dues (Loan)	\$25.00
Assumption	\$50.00
Balloon Mortgage	\$50.00
Blanket Easement	\$.50/\$1000; \$25 minimum
Coinsurance Clause	\$50.00
Comprehensive	\$50.00
Comprehensive (Unimproved Land)	\$25.00
Comprehensive (Improved Land)	\$50.00
Condominium (ALTA Form 4)	\$25.00
Condominiums (Lenders)	\$25.00
Construction Loan Endorsement "A"	\$50.00
Construction Loan Endorsement "B"	\$50.00
Construction Loan Endorsement "C"	\$50.00
Construction Loan Endorsement "D"	\$50.00
Construction Loan Endorsement Advance	\$50.00
Contiguity Easement Endorsement	\$25.00
Contiguity Endorsement Multiple Parcels (Multiple)	\$25.00
Contiguity Endorsement Multiple Parcels (CLTA Form 116.4)	\$25.00
Contiguity Endorsement (Single Parcel)	\$25.00
Contiguity Easement (Open Street) Endorsement	\$25.00
Correction Endorsement	No Charge if Agent error; else \$25.00
Creditors Rights Endorsement	\$100.00
Doing Business Endorsement	\$.10/\$1000; \$25 minimum
Down Date Endorsement No. 1 (Increase Mtg. Amt.)	\$100.00
Down Date Endorsement No. 2 (Changing Land Encumbered by Mtg.)	\$100.00
Down Date Endorsement No. 3 (Mortgage Modification)	\$100.00
Down Date Endorsement No. 4 (Assignment of Mortgage)	\$100.00
Encroachment No. 1 (onto Adjoining Land)	\$100.00
Encroachment No. 2 (Building Line)	\$100.00

Encroachment No. 3 (onto Easement)	\$100.00
Encroachment No. 4 (onto Gap)	\$100.00
Encroachment No. 5 (Marketability)	\$100.00
Environmental Lien Protection (ALTA Form 8.1)	No charge
Exception of Encumbrance Deleted (CLTA Form 110.1)	\$100.00
Exclusion Deleted	\$100.00
Exercise of Easement Rights	\$25.00
Fairway Endorsement No. 1	\$.10/\$1000; \$25 minimum
Fairway Endorsement No. 2 (LLC)	\$.10/\$1000; \$25 minimum
First Loss Endorsement	\$.20/\$1000; \$25 minimum
Future Advance	\$25.00
Future Improvements Endorsement	\$50.00
Gap Endorsement (Commercial)	\$50.00
Gap Endorsement (Residential)	\$50.00
Homeowners Inflation Protection Endorsement	\$50.00
Insurability – Enforcement of Interest	\$100.00
Last Dollar Endorsement	\$.10/thousand; \$25 minimum
Leasehold – Loan (ALTA Form 13.1)	\$25.00
Leasehold – Owner (ALTA Form 13)	\$25.00
Lien Endorsement – Excluding Marketability Coverage	\$75.00
Lien Endorsement – Including Marketability Coverage	\$100.00
Location Endorsement (CLTA 116)	\$25.00 (NC w/survey)
Manufactured Housing Unit (ALTA Form 7)	\$25.00
Mechanic's Lien Endorsement 2	\$50.00
Mechanic's Lien (CLTA FORM 101.3)	\$50.00
Minerals	\$100.00
Mortgage (Release of Land)	\$25.00
Mortgage Modification (ALTA Form 11)	\$100.00
Mortgage Modification - Assignment	\$25.00
Mortgage Modification – Assignment Short Form	\$25.00
Mortgage (Release of Personal Liability)	\$25.00
Mortgage (Additional Advance)	\$25.00
Mortgage (Line of Credit)	\$25.00
Mortgage (Modification)	\$25.00
Mortgage (Partial Release)	\$25.00
Multiple Foreclosure Endorsement	\$25.00
Multiple Mortgages in One Policy (CLTA Form 105.1)	\$100.00
Multiple Mortgages in One Policy (DH Form 112)	\$100.00
Negative Amortization (ALTA Form 6.2)	\$50.00
Non-Forfeiture Endorsement	\$.50/thousand; \$25 minimum
Non-Imputation Endorsement *	\$.50/thousand; \$25 minimum
Non-Merger Endorsement *	\$.50/thousand; \$25 minimum
Operating Agreement Endorsement *	\$100.00
Partial Release Endorsement	\$25.00
Partnership Endorsement	\$50.00
Pending Disbursement - 122	\$25.00
Planned Unit Development (ALTA Form 5)	\$25.00
Planned Unit Development (ALTA Form 5.1)	\$25.00
Rate Reduction Option Rider	\$25.00
Restrictions, Encroachments, Minerals (ALTA Form 9)	\$50.00

Restrictions	\$50.00
Reverse Mortgage Endorsement	\$.50/thousand; \$25 minimum
Revolving Line of Credit *	\$50.00
Sears Endorsement (Improvements on Land)	\$50.00
Street Assessments (ALTA Form 11)	\$25.00
Subdivision Endorsement	\$25.00
Survey Endorsement	\$25.00
Survey Endorsement (CLTA Form 116.1)	\$25.00
Survey Endorsement New Construction	\$25.00
Tax Deed Extinguishing Easement	\$125.00
Tax Parcel I.D.	\$25.00
Tie-In *	\$.50/thousand; \$25 minimum
Truth-In-Lending (ALTA Form 2)	\$25.00
Usury *	\$100.00
Utility Facility Endorsement	\$.10/\$1000; \$25 minimum
Variable Rate Mortgage (ALTA Form 6)	\$50.00
Variable Rate Mortgage - Regulations (ALTA Form 6.1)	\$50.00
Variable Rate Mortgage - Negative Amortization (ALTA Form 6.2)	\$50.00
Zoning (ALTA Form 3) *	\$200.00
Zoning - Completed Structure (ALTA Form 3.1) *	20%;\$250 minimum
Other:	
Closing Protection Letter	\$25.00

* = Approval by Dakota Homestead required prior to issuing these endorsements

REFINANCE – Statewide

Applicability

When the same owner of a real property acquires a new loan on the same property, previously secured by a first mortgage or first deed of trust within a five (5) year period from the date of the recording of the first mortgage or deed of trust, the priority of which has been previously insured by a title insurer authorized to issue title insurance policies in the State of Nebraska, the title insurance premium shall be based upon the following "refinance rate". A copy of the previously insured first mortgage or deed of trust disclosing the recording information, as well as a copy of the original Owner's Policy or any Loan Policy insuring the priority of or excepting the lien of the mortgage or deed of trust being refinanced, and issued by a title insurer authorized to issue title insurance policies in the State of Nebraska, shall be retained in the title insurance file to support each use of this rate.

Charges

The premium charge for refinance transactions will be calculated at seventy percent (70%) of the basic rate for the face amount of the new policy up to the amount of the previous first mortgage or deed of trust. Any liability in excess of the previously secured amount shall be calculated at one hundred percent (100%) of the basic rate in the applicable bracket or brackets. This rate shall not apply to a second mortgage or any other mortgage or deed of trust not insured to be in a first priority lien position. The minimum premium for a refinance transaction utilizing this rate shall be one hundred twenty-five dollars (\$125.00.)

SUBDIVISION RATE - Statewide

Applicability

During the five (5) year period following the recording of an approved final plat of a parcel or tract of land into at least fifteen (15) buildable lots, the title insurance premium for certain transactions involving lots within such a plat shall be based upon the following "subdivision rate". The filing of a modified or altered plat will not extend the five (5) year period. The original filing date of the approved plat for purposes of this rate cannot be extended for any reason. A copy of the recorded plat must be in each title insurance master file of the subdivision, on which the subdivision rate is utilized. Policies with an issue date more than five (5) years following the recording date of the approved final plat will not be eligible for this subdivision rate.

The subdivision rate shall only be applicable to: 1) policies issued insuring unimproved (not built upon) lots, 2) policies issued during initial construction, 3) policies issued covering the initial sale of an improved (built upon) lot where the improvements have never been occupied, except under an early occupancy agreement, 4) the initial policies issued to a builder or developer covering financing on the initial improvements, and 5) policies issued covering permanent financing for the owner of an unimproved lot upon completion of the initial improvements on said lot. Both residential and commercial lots are eligible for the subdivision rate. The subdivision rate will be equally available for Loan policies, as well as Owner's policies.

Charges

The subdivision rate so charged will be seventy percent (70%) of the filed basic rate in effect at the time of the policy issue date for amounts of insurance up to \$1,000,000. The premium as to any amount of insurance in excess of \$1,000,000 will be at one hundred percent (100%) of the filed basic rate then in effect. The minimum premium for a transaction under this subdivision rate shall be one hundred twenty-five dollars (\$125.00.)

ALTA RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY, ITS SHORT FORM COUNTERPART, AND RELATED PRODUCTS

<u>Policy Amount</u>	<u>Premium</u>
\$0 -50,000	\$135.00
\$50,001 - 100,000	\$165.00
\$100,001 -150,000	\$185.00
Amounts greater than \$150,000	\$250.00
Policy Endorsements	\$25.00
Title Date down at time of recording	\$50.00

ALTA HOMEOWNERS POLICY

This policy provides additional coverages to those contained in the Company's regularly issued owner's policy.

Basic rate for coverage up to \$10,000 - \$125
Over \$10,000 and up to and including \$50,000 - add \$4.25 per thousand dollars
Over \$50,000 and up to and including \$100,000 -add \$3.75 per thousand dollars
Over \$100,000 and up to and including \$1,000,000 - add \$2.75 per thousand dollars
Over \$1,000,000 and up to and including \$5,000,000 - add \$2.25 per thousand dollars
Over \$5,000,000 and up to and including \$15,000,000 - add \$1.75 per thousand dollars
Over \$15,000,000 - add \$1.25 per thousand dollars
Increments are added for each additional \$1,000 or fraction thereof.

CLOSING PROTECTION LETTER

Nebraska Closing Protection Letter Endorsement

In compliance with Nebraska Statute RS 44-1984, and its mandate to provide closing protection for proposed insureds in transactions where the policies of the Company are committed to be issued, a Nebraska Closing Protection Coverage Letter Endorsement shall be attached to every Commitment for Title Insurance issued by the Company in the form attached hereto.

Closing Protection Letter

When specifically requested by a proposed insured, a Closing Protection Letter shall be issued in further compliance with Nebraska Statute RS 44-1984 in the form attached hereto. Such Letter may be issued in the place of, or in conjunction with, a Nebraska Closing Protection Endorsement.

Charges

The rate for closing protection mandated by RS 44-1984 shall be twenty-five dollars (\$25.00) per transaction, whether such coverage is issued in the form of a Nebraska Closing Protection Endorsement or a Closing Protection Letter, or both. A sale and concurrent purchase money financing shall be considered a single transaction.