



# Texas Policy Endorsements

## For Non-Residential Properties

### Owner's Policy (T-1)

#### Access Endorsement (T-23)

**Cost:** \$100 per policy

**When Needed:** Optional coverage on improved, nonresidential property.

**Protects:** Provides coverage for actual vehicular and pedestrian access to the property by way of a specified street.

#### Additional Insured Endorsement (T-26)

**Cost:** 10% of the Basic Rate for a single issue, with a minimum of \$25.00.

**When Needed:** Optional coverage for owner/purchaser.

**Protects:** Provides coverage if specific requirements are met, by adding successors in ownership as an additional insured.

#### Area and Boundary Exception Amendment (f/k/a survey exception amendment)

**Cost:** 15% of the Basic Rate on non-residential property

**When Needed:** Optional coverage for owners

**Protects:** Provides coverage by deleting language from the area and boundary exception for matters that might be disclosed by a survey.

#### Completion of Improvements Endorsement (T-3)

**Cost:** \$0.00

**When Needed:** When an Owner's Policy (T-1) was issued prior to construction of improvements and the improvements are completed.

**Protects:** Brings policy coverage to date as to Mechanic's Lien claims. And, if a satisfactory survey is made after completion of improvements, additional coverage as specified under P-2, may also be provided.

#### Co-Insurance Endorsement (T-48)

**Cost:** No rate rule specific to a charge for the T-48 endorsement, but rather provides that the premium shall be apportioned between different underwriting companies on a pro rata basis.

**When Needed:** When the total risk exceeds \$15,000,000.00 and the risk is apportioned among two or more underwriters.

**Protects:** Provides coverage that each Co-Insuring Company is liable to the Insured only for its Percentage of Liability of the total loss or damage, and costs, attorneys' fees and expenses provided in the policy Conditions.

#### Contiguity Endorsement (T-25)

**Cost:** \$100.00

**When Needed:** Optional coverage when the policy insures two or more tracts of land with a common boundary.

**Protects:** Provides coverage that an identified boundary line of one tract is contiguous to the identified boundary line of another tract.

#### Contiguity Endorsement (T-25.1)

**Cost:** \$100.00

**When Needed:** Optional coverage when the policy insures four or more tracts of land or tracts are irregularly shaped.

**Protects:** Provides coverage that there are no gaps, strips or gores between the identified tracts.

#### Down Date Endorsement (3)

**Cost:** \$50.00

**When Needed:** As construction advances are made on a construction loan and improvements are completed.

**Protects:** Provides coverage by increasing the Owner's Title Policy liability amount to include the total amount of construction disbursements made as of the effective date of the endorsement.

#### Increased Value (T-34)

**Cost:** Basic Rate for increased liability amount less the premium paid for existing policy, but with a minimum of \$238.00.

**When Needed:** When the value of the existing property has increased

**Protects:** Provides increased coverage under an existing policy.

#### Leasehold Endorsement (T-4)

**Cost:** \$0.00

**When Needed:** Mandatory endorsement when an Owner's Policy (T-1) is issued on a leasehold estate on non-residential property.

**Protects:** Modifies the Owner's Policy (T-1) to add provisions related to how loss and damages are calculated under a policy on a non-residential leasehold estate.

#### Manufactured Housing Unit Endorsement Supplemental Coverage (T-31.1)

**Cost:** \$50

**When Needed:** When a manufactured housing unit has been designated as real property or paperwork required to designate the MHU as real property will be processed and perfected as part of the closing.

**Protects:** Provides coverage that a manufactured housing unit has been affixed to the land, has been converted to real property, and that there are no personal property taxes or personal property liens attached to the MHU.

#### Minerals and Surface Damage Endorsement (T-19.2)

**Cost:** \$50.00

**When Needed:** When surface mineral extraction or development is possible.

**Protects:** Provides coverage against damage to improvements (excluding lawns, shrubbery, or trees) located on the land resulting from the use of the surface for extraction or development of coal, lignite, oil, gas or other minerals.

#### Minerals and Surface Damage Endorsement (T-19.3)

**Cost:** \$50.00

**When Needed:** When surface mineral extraction or development is possible.

**Protects:** Provides coverage against damage to permanent buildings (excluding lawns, shrubbery, or trees) located on the land resulting from the use of the surface for extraction or development of coal, lignite, oil, gas or other minerals.

#### Non-Imputation Endorsement (T-24)

**Cost:** 5% of the Basic Rate for a single issue policy, but with a minimum of \$25.00.

**When Needed:** Optional coverage issued concurrently with a T-1 Owner's Policy on nonresidential property when a new investor is acquiring an interest in an entity property owner, provided the new investor or partner acquires its interest without knowledge of the defect and for value.

**Protects:** Provides coverage that the underwriter of the Owner's Policy will not deny liability because of the knowledge or action of an existing investor or partner regarding a title defect, adverse claim encumbrance or lien.

#### Non-Imputation Endorsement (Mezzanine Financing) (T-24.1)

**Cost:** 5% of the Basic Rate for a single issue policy, but with a minimum of \$25.00.

**When Needed:** Optional coverage when a loan is secured by a beneficial interest of the entity that owns the land.

**Protects:** Provides coverage to a lender whose loan is secured by a beneficial interest of the entity that owns the land.

#### T-19.1 Restrictions, Encroachments, Mineral Endorsement

**Cost:** 15% of the Basic Rate for a single issue policy or, if the area and boundary exception amendment is also purchased, then 10% of the Basic Rate for a single issue policy, but with a minimum of \$50.00.

**When Needed:** Can be issued only with the Owner's Policy (T-1) on non-residential property.

**Protects:** Provides coverage to the Insured against loss due to a present or future violation of CCRs affecting the property and protects against the encroachment of improvements and damage to improvements associated with surface entry for mineral development.



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