

**AGREEMENT TO PROVIDE ON-CALL REAL ESTATE  
TITLE AND ESCROW SERVICES**

THIS AGREEMENT is made and entered into this 2nd day of March, 2021 by and between Chicago Title Company (“Consultant”), and the City of Santa Ana, a charter city and municipal corporation organized and exsisting under the Constitution and laws of the State of California (“City”).

**RECITALS**

- A. On September 28, 2020, the City issued Request for Proposal No. 20-123, by which it sought qualified consultants to provide on-call real estate title and escrow services for the City’s Public Works Agency.
- B. Consultant submitted a responsive proposal that was among those selected by the City. Consultant represents that it is able and willing to provide the services described in the scope of work that was included in RFP No. 20-123.
- C. In undertaking the performance of this Agreement, Consultant represents that it is knowledgeable in its field and that any services performed by Consultant under this Agreement will be performed in compliance with such standards as may reasonably be expected from a professional contracting firm in the field.

**NOW THEREFORE**, in consideration of the mutual and respective promises, and subject to the terms and conditions hereinafter set forth, the parties agree as follows:

**1. SCOPE OF SERVICES**

On an on-call basis, and at the City’s sole discretion, Consultant shall perform the services described in the scope of work that was included in RFP No. 20-123, which is attached as Exhibit A, and as more specifically delineated in Consultant’s proposal, which is attached as Exhibit B and incorporated in full.

**2. COMPENSATION**

- a. City neither warrants nor guarantees any minimum or maximum compensation to Consultant under this Agreement. Consultant shall be paid only for actual services performed under this Agreement at the rates and charges identified in Exhibit C. Consultant is one of three (3) consultants selected to provide services on an on-call basis under RFP No. 20-123. The total compensation for these services provided by all such consultants selected under RFP No. 20-123 shall not exceed the shared aggregate amount of \$300,000 during the term of the Agreement, including any extension periods.
- b. Payment by City shall be made within forty-five (45) days following receipt of proper invoice evidencing work performed, subject to City accounting procedures.

Payment need not be made for work which fails to meet the standards of performance set forth in the Recitals and Scope of Work, which may reasonably be expected by City.

### **3. TERM**

This Agreement shall commence on the date first written above and terminate on March 1, 2024, unless terminated earlier in accordance with Section 17, below. The term of this Agreement may be extended for two 1-year periods upon a writing executed by the City Manager and City Attorney.

### **4. PREVAILING WAGES**

Consultant is aware of the requirements of California Labor Code Section 1720, et seq., and 1770, et seq., as well as California Code of Regulations, Title 8, Section 16000, et seq., (“Prevailing Wage Laws”), which require the payment of prevailing wage rates and the performance of other requirements on “public works” and “maintenance” projects. If the services being performed are part of an applicable “public works” or “maintenance” project, as defined by the Prevailing Wage Laws, and the total compensation is \$1,000 or more, Consultant agrees to fully comply with such Prevailing Wage Laws. Consultant shall defend, indemnify and hold the City, its elected officials, officers, employees and agents free and harmless from any claim or liability arising out of any failure or alleged failure to comply with the Prevailing Wage Laws.

### **5. INDEPENDENT CONSULTANT**

Consultant shall, during the entire term of this Agreement, be construed to be an independent Consultant and not an employee of the City. This Agreement is not intended nor shall it be construed to create an employer-employee relationship, a joint venture relationship, or to allow the City to exercise discretion or control over the professional manner in which Consultant performs the services which are the subject matter of this Agreement; however, the services to be provided by Consultant shall be provided in a manner consistent with all applicable standards and regulations governing such services. Consultant shall pay all salaries and wages, employer's social security taxes, unemployment insurance and similar taxes relating to employees and shall be responsible for all applicable withholding taxes.

### **6. OWNERSHIP OF MATERIALS**

This Agreement creates a non-exclusive and perpetual license for City to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement (“Documents & Data”). Consultant shall require all subconsultants to agree in writing that City is granted a non-exclusive and perpetual license for any Documents & Data the subconsultant prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all

Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were provided to Consultant by the City. City shall not be limited in any way in its use of the Documents and Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at City's sole risk.

## **7. INSURANCE**

Prior to undertaking performance of work under this Agreement, Consultant shall maintain and shall require its subconsultants, if any, to obtain and maintain insurance as described below:

- a. **Commercial General Liability Insurance.** Consultant shall maintain commercial general liability insurance naming the City, its officers, employees, agents, volunteers and representatives as additional insured(s) and shall include, but not be limited to protection against claims arising from bodily and personal injury, including death resulting therefrom and damage to property, resulting from any act or occurrence arising out of Consultant's operations in the performance of this Agreement, including, without limitation, acts involving vehicles. The amounts of insurance shall be not less than the following: single limit coverage applying to bodily and personal injury, including death resulting therefrom, and property damage, in the total amount of \$1,000,000 per occurrence, with \$2,000,000 in the aggregate. Such insurance shall (a) name the City, its officers, employees, agents, volunteers and representatives as additional insured(s); (b) be primary with respect to insurance or self-insurance programs maintained by the City; and (c) contain standard separation of insureds provisions.
- b. **Business automobile liability insurance,** or equivalent form, with a combined single limit of not less than \$1,000,000 per occurrence. Such insurance shall include coverage for owned, hired and non-owned automobiles.
- c. **Worker's Compensation Insurance.** In accordance with the California Labor Code, Consultant, if Consultant has any employees, is required to be insured against liability for worker's compensation or to undertake self-insurance. Prior to commencing the performance of the work under this Agreement, Consultant agrees to obtain and maintain any employer's liability insurance with limits not less than \$1,000,000 per accident.
- d. **If Consultant is or employs a licensed professional such as an architect or engineer:** Professional liability (errors and omissions) insurance, with a combined single limit of not less than \$1,000,000 per claim with \$2,000,000 in the aggregate.
- e. **The following requirements apply to the insurance to be provided by Consultant pursuant to this section:**
  - (i) Consultant shall maintain all insurance required above in full force and effect for the entire period covered by this Agreement.
  - (ii) Certificates of insurance shall be furnished to the City upon execution of this Agreement and shall be approved by the City.

- (iii) Certificates and policies shall state that the policies shall not be cancelled or reduced in coverage or changed in any other material aspect, by Consultant, without thirty (30) days prior written notice to the City.
  - (iv) Consultant shall supply City with a fully executed additional insured endorsement.
- f. If Consultant fails or refuses to produce or maintain the insurance required by this section or fails or refuses to furnish the City with required proof that insurance has been procured and is in force and paid for, the City shall have the right, at the City's election, to forthwith terminate this Agreement. Such termination shall not affect Consultant's right to be paid for its time and materials expended prior to notification of termination. Consultant waives the right to receive compensation and agrees to indemnify the City for any work performed prior to approval of insurance by the City.

## **8. INDEMNIFICATION**

Consultant agrees to defend, and shall indemnify and hold harmless the City, its officers, agents, employees, Consultants, special counsel, and representatives from liability: (1) for personal injury, damages, just compensation, restitution, judicial or equitable relief arising out of claims for personal injury, including death, and claims for property damage, which may arise from the negligent operations of the Consultant or its subconsultants, agents, employees, or other persons acting on their behalf which relates to the services described in section 1 of this Agreement; and (2) from any claim that personal injury, damages, just compensation, restitution, judicial or equitable relief is due by reason of the terms of or effects arising from this Agreement. This indemnity and hold harmless agreement applies to all claims for damages, just compensation, restitution, judicial or equitable relief suffered, or alleged to have been suffered, by reason of the events referred to in this Section or by reason of the terms of, or effects, arising from this Agreement. The Consultant further agrees to indemnify, hold harmless, and pay all costs for the defense of the City, including fees and costs for special counsel to be selected by the City, regarding any action by a third party challenging the validity of this Agreement, or asserting that personal injury, damages, just compensation, restitution, judicial or equitable relief due to personal or property rights arises by reason of the terms of, or effects arising from this Agreement. City may make all reasonable decisions with respect to its representation in any legal proceeding. Notwithstanding the foregoing, to the extent Consultant's services are subject to Civil Code Section 2782.8, the above indemnity shall be limited, to the extent required by Civil Code Section 2782.8, to claims that arise of, pertain to, or relate to the negligence, recklessness, or willful misconduct of the Consultant.

## **9. INTELLECTUAL PROPERTY INDEMNIFICATION**

Consultant shall defend, indemnify and hold harmless the City, its officers, agents, representatives, and employees against any and all liability, including costs, and attorney's fees, for infringement of any United States' letters patent, trademark, or copyright contained in the work product or documents provided by Consultant to the City pursuant to this Agreement.



## **10. RECORDS**

Consultant shall keep records and invoices in connection with the work to be performed under this Agreement. Consultant shall maintain complete and accurate records with respect to the costs incurred under this Agreement and any services, expenditures, and disbursements charged to the City for a minimum period of three (3) years, or for any longer period required by law, from the date of final payment to Consultant under this Agreement. All such records and invoices shall be clearly identifiable. Consultant shall allow a representative of the City to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement during regular business hours. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to this Agreement for a period of three (3) years from the date of final payment to Consultant under this Agreement.

## **11. CONFIDENTIALITY**

If Consultant receives from the City information which due to the nature of such information is reasonably understood to be confidential and/or proprietary, Consultant agrees that it shall not use or disclose such information except in the performance of this Agreement, and further agrees to exercise the same degree of care it uses to protect its own information of like importance, but in no event less than reasonable care. "Confidential Information" shall include all nonpublic information. Confidential information includes not only written information, but also information transferred orally, visually, electronically, or by other means. Confidential information disclosed to either party by any subsidiary and/or agent of the other party is covered by this Agreement. The foregoing obligations of non-use and nondisclosure shall not apply to any information that (a) has been disclosed in publicly available sources; (b) is, through no fault of the Consultant disclosed in a publicly available source; (c) is in rightful possession of the Consultant without an obligation of confidentiality; (d) is required to be disclosed by operation of law; or (e) is independently developed by the Consultant without reference to information disclosed by the City.

## **12. CONFLICT OF INTEREST CLAUSE**

Consultant covenants that it presently has no interest and shall not have interests, direct or indirect, which would conflict in any manner with performance of services specified under this Agreement.

## **13. NOTICE**

Any notice, tender, demand, delivery, or other communication pursuant to this Agreement shall be in writing and shall be deemed to be properly given if delivered in person or mailed by first class or certified mail, postage prepaid, or sent by fax or other telegraphic communication in the manner provided in this Section, to the following persons:

To City:           Clerk of the City Council  
                      City of Santa Ana  
                      20 Civic Center Plaza (M-30)

P.O. Box 1988  
Santa Ana, CA 92702-1988  
Fax: (714) 647-6956

Executive Director  
Public Works Agency  
City of Santa Ana  
20 Civic Center Plaza (M-21)  
P.O. Box 1988  
Santa Ana, CA 92702

To Consultant: Cheryl Yanez  
Sr. Vice President  
Chicago Title Company  
725 S. Figueroa St, Ste. 200  
Los Angeles, CA 90017

A party may change its address by giving notice in writing to the other party. Thereafter, any communication shall be addressed and transmitted to the new address. If sent by mail, communication shall be effective or deemed to have been given three (3) days after it has been deposited in the United States mail, duly registered or certified, with postage prepaid, and addressed as set forth above. If sent by fax, communication shall be effective or deemed to have been given twenty-four (24) hours after the time set forth on the transmission report issued by the transmitting facsimile machine, addressed as set forth above. For purposes of calculating these timeframes, weekends, federal, state, County or City holidays shall be excluded.

#### **14. EXCLUSIVITY AND AMENDMENT**

This Agreement represents the complete and exclusive statement between the City and Consultant regarding the subject matter herein, and supersedes any and all other agreements, oral or written, between the parties. In the event of a conflict between the terms of this Agreement and any attachments hereto, the terms of this Agreement shall prevail. This Agreement may not be modified except by written instrument signed by the City and by an authorized representative of Consultant. The parties agree that any terms or conditions of any purchase order or other instrument that are inconsistent with, or in addition to, the terms and conditions hereof, shall not bind or obligate Consultant or the City. Each party to this Agreement acknowledges that no representations, inducements, promises or agreements, orally or otherwise, have been made by any party, or anyone acting on behalf of any party, which are not embodied herein.

#### **15. ASSIGNMENT**

Inasmuch as this Agreement is intended to secure the specialized services of Consultant, Consultant may not assign, transfer, delegate, or subcontract any interest herein without the prior written consent of the City and any such assignment, transfer, delegation or subcontract without the City's prior written consent shall be considered null and void. Nothing in this Agreement shall be construed to limit the City's ability to have any of the services which are the subject to this

Agreement performed by City personnel or by other Consultants retained by City.

## **16. WAIVER**

No waiver of breach, failure of any condition, or any right or remedy contained in or granted by the provisions of this Agreement shall be effective unless it is in writing and signed by the party waiving the breach, failure, right or remedy. No waiver of any breach, failure or right, or remedy shall be deemed a waiver of any other breach, failure, right or remedy, whether or not similar, nor shall any waiver constitute a continuing waiver unless the writing so specifies.

## **17. TERMINATION**

This Agreement may be terminated by the City upon thirty (30) days written notice of termination. In such event, Consultant shall be entitled to receive and the City shall pay Consultant compensation for all services performed by Consultant prior to receipt of such notice of termination, subject to the following conditions:

- a. As a condition of such payment, the Executive Director may require Consultant to deliver to the City all work product completed as of such date, and in such case such work product shall be the property of the City unless prohibited by law, and Consultant consents to the City's use thereof for such purposes as the City deems appropriate.
- b. Payment need not be made for work which fails to meet the standard of performance specified in the Recitals of this Agreement.

## **18. NON-DISCRIMINATION**

Consultant shall not discriminate because of race, color, creed, relation, sex, marital status, sexual orientation, age, national origin, ancestry, or disability, as defined and prohibited by applicable law, in the recruitment, selection, training, utilization, promotion, termination or other employment related activities or in connection with any activities under this Agreement. Consultant affirms that it is an equal opportunity employer and shall comply with all applicable federal, state and local laws and regulations.

## **19. JURISDICTION-VENUE**

This Agreement has been executed and delivered in the State of California and the validity, interpretation, performance, and enforcement of any of the clauses of this Agreement shall be determined and governed by the laws of the State of California. Both parties further agree that Orange County, California, shall be the venue for any action or proceeding that may be brought or arise out of, in connection with or by reason of this Agreement.

## **20. PROFESSIONAL LICENSES**

Consultant shall, throughout the term of this Agreement, maintain all necessary licenses,

permits, approvals, waivers, and exemptions necessary for the provision of the services hereunder and required by the laws and regulations of the United States, the State of California, the City of Santa Ana and all other governmental agencies. Consultant shall notify the City immediately and in writing of its inability to obtain or maintain such permits, licenses, approvals, waivers, and exemptions. Said inability shall be cause for termination of this Agreement.

## 21. MISCELLANEOUS PROVISIONS

- a. Each undersigned represents and warrants that its signature herein below has the power, authority and right to bind their respective parties to each of the terms of this Agreement, and shall indemnify City fully, including reasonable costs and attorney's fees, for any injuries or damages to City in the event that such authority or power is not, in fact, held by the signatory or is withdrawn.
- b. All exhibits referenced herein and attached hereto shall be incorporated as if fully set forth in the body of this Agreement.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement the date and year first above written.

**ATTEST:**

**CITY OF SANTA ANA**


\_\_\_\_\_  
DAISY GOMEZ  
Clerk of the Council

\_\_\_\_\_  
KRISTINE RIDGE  
City Manager

**APPROVED AS TO FORM**  
SONIA R. CARVALHO  
City Attorney

**CONSULTANT**

By: John M. Funk  
JOHN M. FUNK  
Sr. Assistant City Attorney

  
\_\_\_\_\_  
Name: Cheryl Yanez  
Title: Sr. Vice President

**RECOMMENDED FOR APPROVAL**

\_\_\_\_\_  
NABIL SABA, PE  
Executive Director  
Public Works Agency

# EXHIBIT A

## **Appendix ATTACHMENT 1 SCOPE OF WORK**

### **CITY OF SANTA ANA REQUEST FOR PROPOSALS FOR ON-CALL REAL ESTATE TITLE AND ESCROW SERVICES RFP NO.: 20-123**

#### **Introduction and Background:**

The Proposer shall provide real estate title, escrow and related services for various Capital Improvement Projects and other facilities that will be used for public use under the direction of City staff. The Proposer will be expected to provide experienced and knowledgeable professional staff. The Proposer and its staff or representatives shall be responsive and maintain excellent working relationships with City staff and City Right-of-Way Consultants. The Proposer shall be committed to provide adequate staffing levels at all times in order to adhere to established schedules.

#### **Description of Work:**

The proposal should include the following tasks and fees and any additional tasks and fees deemed necessary by the Consultant shall be clearly identified in the proposal. Additionally, the City reserves the right to provide Notice To Proceed (NTP) for any, all or none of the following optional tasks:

On an as-needed basis, Proposer is responsible for providing real estate title and escrow services on a timely manner, including but not limited to:

##### **Preliminary Title Reports**

1. Update to an existing title report (either ordered by the City or others)
2. Issue new reports and provide copies of all underlying exception and exclusion documents.

- Litigation guarantees – Issue condemnation litigation or continuation guarantees.
- Provide other related information and documents of record concerning title to property such as copies of vesting deeds, parcel maps/tract, maps, FEMA flood zone designations.
- Issue chain of title reports on an exception basis.
- Assist with the development of legal descriptions for: (a) public and private properties; and/or (b) unrecorded easements, right-of-way or other apparent encumbrances or rights granted by other agencies.
- Assist the City, its consultants and agents in resolving issues affecting marketable title to properties through, among other things, recordation of corrective instruments and/or other appropriate means.

- Escrow services:
 

Issue either CLTA or ALTA extended-coverage owner	
CLTA 100	Comprehensive
CLTA 103.1A	Encroachment Coverage
CLTA 103.4	Access through an easement
CLTA 103.7	Access
CLTA 110.1	Deletion of item from policy
CLTA 116	Location
CLTA 116.1	Survey
CLTA 116.4	Contiguity
CLTA 116.7	subdivision
CLTA 123.3	Zoning
  
- Assist the City in determining the appropriate amount of title insurance coverage for each property or portfolio (or portion thereof) whether acquired by purchase or without financial consideration and taking into account valuation as determined by appraisal, or by opinion of value from a commercial real estate company.
- Provide all necessary assistance to the City to clear all exceptions stated in the Preliminary Title report unless waived by the City in writing.
- Obtain partial release, partial re-conveyance and subordination agreements from the property owners or any party having interest in the property.
- Ensure that all conditions present and conditions subsequent provide for in the Purchase Agreement are met and satisfied prior to closing escrow.
- Prepare, subject to review and approval by the City, Escrow Instructions for execution by the City and grantor(s). Proposer shall ensure all legal requirements are satisfied prior to escrow closing.
- Provide a comprehensive Escrow Services to the City and owners involved in the related transactions.
- Prepare all necessary conveyance documents; demand and release of lien/encumbrance documents and submit the same for approval by the City prior to close of escrow.
- Record grant deeds, certificates of acceptance. Memoranda of agreements and related documents required with respect to the transfer of each property in the office of Orange County Recorder.
- Distribute to the parties originals or copies of executed and/or closing documents
- Disburse to the party or parties entitled hereto amounts required to be disbursed in connection with the closing of each property transfer transaction.
- Prepare closing settlement statements reflecting pro-rations and funds disbursed through escrow in each property transfer transaction.
- Provide additional services related to title, escrow and related services specified above, at hourly rates, the scope of which will be agreed to in writing between the City & Proposer.
- Meet and coordinate work with other right-of-way consultants as directed by the City.
- Prior to closing escrow, Proposer shall order and provide the City with an updated Preliminary Title report to ensure that no new liens and/or encumbrances are recorded on the property/property interests to be acquired by the City.
- Provide multi lingual services as needed for efficient closing of escrow.
- Company shall at no cost to the City provide status reports of the requested services on a weekly, bi-weekly, or monthly basis at City's option.

- Proposer shall at no cost to the City provide the City and its consultants with password protected access to Proposer's website dedicated for City's projects. The website shall contain all copies of City ordered reports and other documents will be posted no later than due date agreed upon and indicated on the work authorization. Website access must be available to City throughout the term of the agreement and after expiration for a minimum of 3 months from time all ordered documents and reports have been posted.

# EXHIBIT B

## **REQUEST FOR PROPOSAL (RFP)**

### **ON-CALL REAL ESTATE TITLE AND ESCROW SERVICES**

**RFP NO.: 20-123**

**CITY OF SANTA ANA**

**SANTA ANA PUBLIC WORKS AGENCY**

**20 CIVIC CENTER PLAZA**

**SANTA ANA, CA 92701**

#### **SUBMITTED BY:**

**CHICAGO TITLE COMPANY**

**725 S. FIGUEROA ST., STE. 200**

**LOS ANGELES, CA 90017**

**ATTN: CHERYL YANEZ**

**PHONE: 213-448-4315**

**EMAIL: CHERYL.YANEZ@CTT.COM**



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**Chicago Title Company**

725 S. FIGUEROA STREET, SUITE 200, LOS ANGELES, CA 90017 (213) 488-4315

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August 30, 2020

City of Santa Ana  
Attn: Hayley Gilbert  
Public Works Agency; M-36  
20 Civic Center Plaza: Ross Annex  
Santa Ana, CA 92701

RE: On-Call Real Estate Title and Escrow Services / RFP No. 20-123

To Whom It May Concern:

Chicago Title is pleased to submit our Request for Proposal / On-Call Title Services.

Chicago Title is a member of the Fidelity National Financial Family of company which is a leading provider of title insurance, mortgage services, specialty insurance and information services in the real estate industry. Chicago Title Company is a California corporation. Our tax ID number is 36-3341513.

The contact person that is authorized to make representation for Chicago Title Company is:

**Cheryl Yanez** – Sr. Vice President, National Account Executive  
Office: 725 S. Figueroa Street, Ste. 200, Los Angeles, Ca 90017  
Telephone: 213 488-4815, Fax 213 488-4388, Cell 213 718-6190  
Email: [Cheryl.Yanez@ctt.com](mailto:Cheryl.Yanez@ctt.com)

The financial strength of a title company must, of course, be an issue of major concern to you. Fidelity National Financial Family of Companies, of which Chicago Title is part, combines great financial strength and prudence. Our claims reserves are the largest in the title industry and exceed \$1.5 billion. Our available cash and investments are also the largest in the title industry and exceed \$5.8 billion.

We can assure you that the team members assigned to this project will possess the requisite skills and expertise to handle the complexities that this transaction entails.

This group of dedicated professionals will be available, as and when needed, to process, coordinate and resolve all title issues that arise.

The team members that will be assigned to your transaction are:

**Joe Goodman** – Sr. Vice President and Regional Operations Manager,  
Commercial/Industrial Division

**Lance Capel** – Senior Vice President and NCS Manager

**Giancarlo Spolidoro** - Vice President Commercial Counsel

**Cheryl Yanez** – Sr. Vice President, National Account Executive

**John Balassi** - Sr. Title Officer, Commercial/Industrial Division

**Jason Silva** – Title Officer, Commercial/Industrial Division

**David Hughes** - Title Officer, Commercial/Industrial Division

**Angi Dennison** – Title Assistant, Commercial/Industrial Division

**Pam Fry** – Escrow Officer, Commercial/Industrial Division

In addition to the efforts of the team members, Chicago Title is willing to devote the entire resources of the National Commercial Services and the Regional Underwriting Department to this RFP No. 20-112.

Visit our Chicago Title website at [www.chicagotitleadvantage.com](http://www.chicagotitleadvantage.com) for property profile information and [www.ntiweb.com](http://www.ntiweb.com) for national real estate laws and customs by state.

Chicago Title continues to strive to provide the very best service to its customers and brings together a team of commercial experts to accomplish this task.

If you have any questions or concerns, please do not hesitate in contacting us.

Very truly yours,



Cheryl Yanez  
Sr. Vice President  
National Account Executive  
725 S. Figueroa Street, Ste. 200  
Los Angeles, CA 90017  
Phone: 213 488-4315

## **Contract Agreement Statement**

Dated: September 7, 2020

RE: Request for Proposal: On-Call Real Estate Title and Escrow Services – RFP No.: 20-123

This is to confirm that Chicago Title has carefully examined the Request for Proposal and confirms that the proposal is accepted in the form of the Agreement and comply with the requirement of the RFP and Agreement.

I, the undersigned affirm that I have read and understand all of the provisions set forth in this RFP and confirm that this proposal meets and exceeds the specifications contained in the RFP document. I also affirm that I am duly authorized to execute this potential Contract; that this company.

Date: September 7, 2020

Proposer: Chicago Title Company

Signature of Authorized Person:



Printed Name: Cheryl Yanez

Title: Sr. Vice President

Business Address: 725 S. Figueroa St., 2<sup>nd</sup> Floor Los Angeles, CA 90017

Telephone: 213-488-4315

Email: [Cheryl.yanez@ctt.com](mailto:Cheryl.yanez@ctt.com)





**Chicago Title NCS - CALIFORNIA**

## Title

**John Balassi** | VP, Senior Title Officer

Direct: (949) 724-3117

Email: BalassiJ@ctt.com

**Jason Silva** | Assistant VP, Title Officer

Direct: (949) 724-3123

Email: Jason.Silva@ctt.com

**David Hughes** | Title Officer

Direct: (949) 724-3123

Email: David.Hughes@ctt.com

**Angi Dennison** | Title Assistant

Direct: (951) 710-5908

Email: Angi.Dennison@ctt.com

## Underwriting

**Giancarlo Spolidoro** | VP Commercial Counsel

Direct: (213) 488-4354

Email: Giancarlo.Spolidoro@ctt.com

## Escrow

**Pam Fry** | Escrow Officer

Direct: (909) 244-1718

Email: Pam.Fry@ctt.com

## Customer Service

Email | CommercialCS@ctt.com

(800) 540-5200

(888) 597-9868

Direct: (949) 622-4939

## Management

**Lance Capel** | Senior Vice President

Direct: (714) 814-8458

Email: LCapel@ctt.com

**Joe Goodman** | Senior Vice President

Direct: (619) 980-7577 Cell

Email: goodmanj@ctt.com

## Cheryl Yanez

Sr. VP, National Account Executive

Direct: (213) 488-4315

Mobile: (213) 718-6190

Cheryl.Yanez@ctt.com

Add to Network 





CHICAGO TITLE

## Cheryl A. Yanez – Bio

Cheryl Yanez is a Senior Vice President for Chicago Title Insurance Company responsible for business development including growing and maintaining client relations. She specializes in working with real estate attorneys, developers, investors, public agencies, lenders and brokers involving single and multi-site transactions located throughout the country.

Since July 1979, Cheryl has been with Chicago Title where she has gained an extensive knowledge working in Escrow and in the National Title Division prior to joining the sales force in 1988. She has successfully closed transactions totaling over \$3 billion dollars annually with her hard work ethic and dedication to excellence.

Cheryl feels "superior service" is a great responsibility to her clients and strives to make sure that she provides the highest customer satisfaction possible. Her unique style of sales and the loyalty of her clients have consistently ranked her in Chicago Title's Million Dollar Club as a top producer in the nation.

As an active volunteer in her community, since 2006 Cheryl has hosted an annual tennis event for Rally for the Cure in support of Susan G. Komen Breast Cancer Foundation. She is an avid tennis player and currently resides in Redondo Beach with her husband, Scott. Their daughter Lauren is currently attending Point Loma Nazarene University in San Diego.



### Cheryl A. Yanez

Senior Vice President  
Commercial/Industrial National Division

Chicago Title Insurance Company  
725 S. Figueroa Street, Suite #200  
Los Angeles, CA 90017

Phone (213) 488-4315 / Fax (213) 488-4388  
E-Mail: [Cheryl.Yanez@ctt.com](mailto:Cheryl.Yanez@ctt.com)





# JOE GOODMAN

Joe Goodman currently serves as Senior Vice President and Regional Manager for Chicago Title Company, where he oversees the company's Major Accounts in Southern California. These Major Accounts are comprised of the Commercial, Builder Services, Timeshare, and Energy divisions.

Joe started his career in the title business right out of high school in 1975, sorting tax bills with Title Insurance and Trust Company. After working his way upward, he was employed by SAFECO Title Company in 1987, which was later acquired by Chicago Title. Joe began his role in management in 1993, and assumed his current responsibilities in 1996.

A true, personable leader—Joe is the recipient of the FNF Top Performer Award for 10 years running. He takes pride in offering unparalleled customer service and support while helping clients facilitate their complex real estate transactions. Joe and his team consistently deliver quality and resourcefulness to customer transactions while maintaining the utmost professionalism.

Joe attended National University. He is currently on the Executive Board for Juvenile Diabetes Research Foundation. Joe is a past member of the San Diego International Sports Council, and has also served as a Board Member for Harmon Killebrew Foundation. He is an affiliate with the Building Industry Association (BIA), and is an active member of the Commercial Real Estate Development Association (NAIOP).

An avid outdoorsman, Joe enjoys spending his time golfing, fishing, and snowboarding. He resides in Downtown Los Angeles. Joe is married to Diane, his wife of 27 years, and has one son Brad, 25 years old. He is currently a member at Rock Creek Cattle Company in Montana.



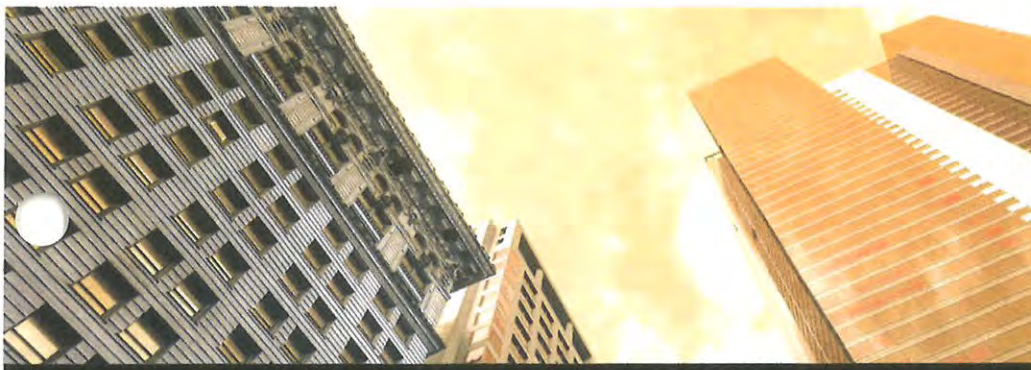
*Joe Goodman*  
Senior Vice President

Chicago Title Company  
725 So. Figueroa St., Suite 200  
Los Angeles, CA 90017

Direct: (213) 612-4183  
E-Mail: GoodmanJ@ctt.com



**CHICAGO TITLE**  
NATIONAL COMMERCIAL SERVICES



# LANCE CAPEL

SENIOR VICE PRESIDENT



Contact  
**LANCE CAPEL**  
Today!

**Lance T. Capel** serves as Senior Vice President of Operations and Sales for Chicago Title Company's major accounts divisions in Southern California. These Major Accounts are comprised of the Commercial, Builder Services, Time Share and Energy divisions.

Lance joined Chicago Title Company in this role in July 2014, with his primary role being to enhance revenue generation for Chicago Title and the FNF Family of Companies. With over 30 years in the Title industry, he enjoys the blend of dealing with Real Estate Law, Lending, Development, Escrow, and all aspects of real estate transactions.

A positive, yet persistent leader - Lance interfaces with the operations needed to help with the overall client experience. Chicago Title has a rich tradition as being the Industry Standard for handling commercial transactions.

"I enjoy being part of an experienced team of professionals to provide transactional expertise to our clients." He enjoys working directly with prospects and clients, and embraces the challenge in assisting the sales staff in growing their business.

Lance studied at California State University Fresno and San Bernardino, earning his BA in Business Administration and Management. He is a member of the Commercial Real Estate Development Association (NAIOP), and International Council of Shopping Centers (ICSC). Lance is also involved with coaching youth soccer and baseball in Laguna Niguel.

A family and outdoorsman, Lance lives in San Juan Capistrano with his wife Kelli, and four sons: Lance, Zachary, Trent, and Lincoln.



(714) 814-8458



[lcapel@ctt.com](mailto:lcapel@ctt.com)

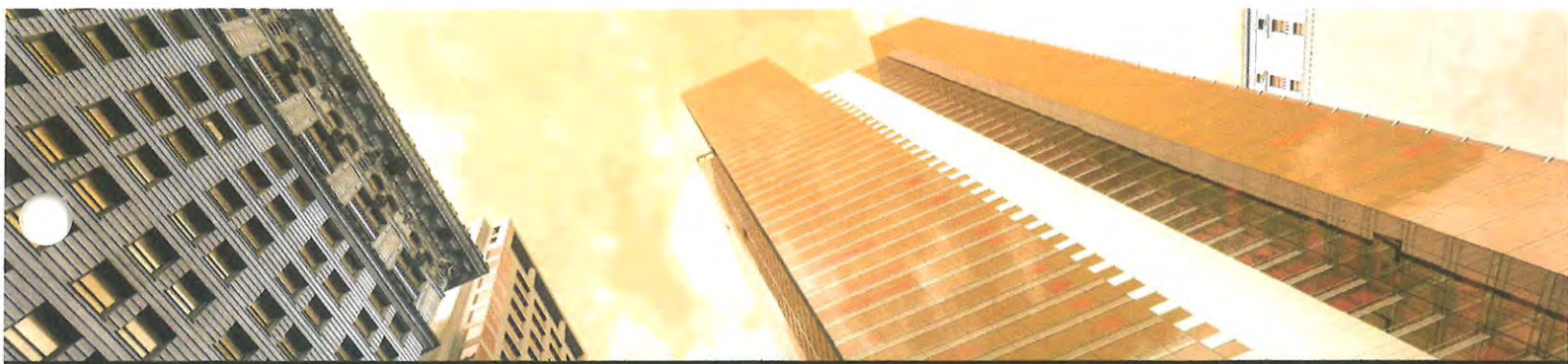


4911 Birch Street  
Newport Beach, CA 92660



**CHICAGO TITLE**  
NATIONAL COMMERCIAL SERVICES





# GIANCARLO SPOLIDORO

VICE PRESIDENT & COMMERCIAL COUNSEL

With over a decade of title and escrow experience, Giancarlo Spolidoro serves as Vice President and Commercial Counsel for Chicago Title's National Commercial Services division. Giancarlo provides underwriting and legal support to one of our National Business Units, and works closely with the team to ensure transactions are closed efficiently, smoothly, and on time.

Giancarlo completed his undergraduate degree at USC, and went on to earn his JD from UC Hastings. He is an active member of the California Bar Association and the American Land Title Association, where he sits on the Title Counsel Committee. He attributes his success to his ability to explain complex underwriting issues and discuss potentially difficult legal issues with clients. His calm demeanor in pressure-filled situations and honest communication skills allow him to smoothly process and handle coverage requests from clients of all sizes and sophistication levels.

Originally from the Bay Area, Giancarlo was raised in Las Vegas but has lived in Southern California for over 20 years. He is an avid sports fan who loves to cook, and resides in Orange County with his wife and young child.

Contact  
**GIANCARLO**  
Today!



(213) 488-4354



[giancarlo.spolidoro@ctt.com](mailto:giancarlo.spolidoro@ctt.com)



725 S. Figueroa St. Suite 200  
Los Angeles, CA 90017



**CHICAGO TITLE**  
NATIONAL COMMERCIAL SERVICES



CHICAGO TITLE

## John Balassi – Bio

Senior Title Officer John Balassi has been with Chicago Title Company since 1988. Beginning his career at an entry-level capacity, John's training, education, and years of experience have allowed him to excel in several key positions of title production and underwriting.

For a title officer, the ability to communicate effectively with transaction principals and other industry professionals is a critical component to a successful transaction closing. Often described by his clients as calm, courteous and focused, John prides himself on his communication skills as well as the strong work ethic developed from his previous positions within the title industry. He cares deeply about his client's success and Chicago Title's reputation as an industry leader. He is dedicated to providing the highest quality customer experience for each and every transaction he touches and policy issued.

John is a Southern California native. He is married with four children. He enjoys spending time with his wife, family, and friends and he's a regular volunteer with his local Red Cross chapter. Some of John's favorite hobbies include cooking, gardening and his pet golden retrievers. He's also an avid fan of ice hockey and college athletics.



### John Balassi

Commercial Escrow Officer  
Commercial/Industrial National Division

Chicago Title Company  
4210 Riverwalk Parkway, Suite #100  
Riverside, CA 92505

Phone (951) 710-5903  
E-Mail: [BalassiJ@ctt.com](mailto:BalassiJ@ctt.com)





# Pam Fry

COMMERCIAL ESCROW OFFICER

Pam Fry is a Senior Escrow Officer at Chicago Title Insurance Company and is responsible for preparing required paperwork and obtaining necessary items to complete a transaction. She currently specializes in commercial real estate transaction but has spent the majority of her years in escrow doing residential sales and refinances.”

Pam has been in the title/escrow business for 35 years. She started as a messenger at her mom’s escrow company and then quickly grew from there. When working with clients her number one goal is to make them feel comfortable and confident. Her work ethic, integrity and commitment to clients makes her successful in the industry and she is always willing to go above and beyond to exceed expectations.



Contact  
**PAM FRY**  
Today!



(909) 941-6494



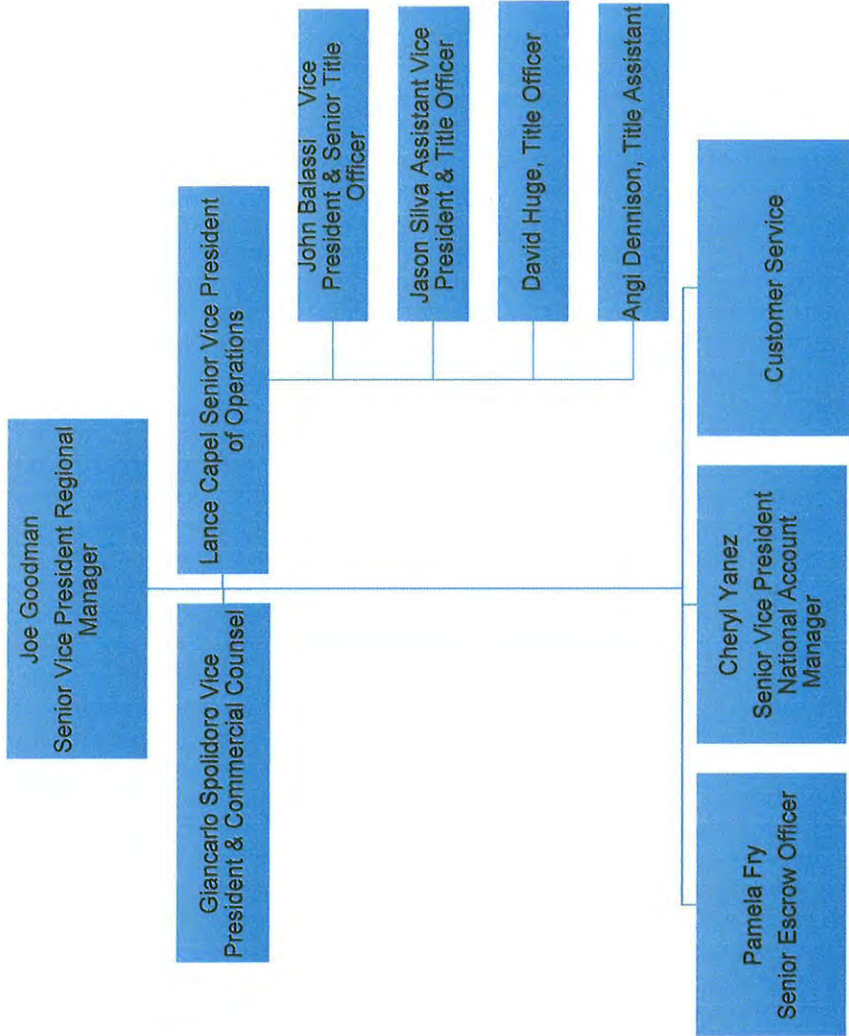
[pam.fry@ctt.com](mailto:pam.fry@ctt.com)



9090 Milliken Ave., Suite 100  
Rancho Cucamonga, CA 91730



**CHICAGO TITLE**  
NATIONAL COMMERCIAL SERVICES



Chicago Title Organization Chart

### **Understanding of Need**

Chicago Title is expecting to complete all the preliminary title reports and address the title issues necessary within the projected time frame and within the projected budget allocation. We are committed to meet as needed to review our performance on title and escrow issues. Our Operations Manager and Project Manager will be available to address any quality control issues with staffing or workflow. Our Underwriting Counsel is available as needed to give you the personal attention that your projects deserve.

**Experience & Qualifications:** Real estate transactions involving government ownership require specialized legal knowledge and processes. We have the experience and expertise to ensure regulatory and legal compliance in all government real estate transactions. Chicago Title is currently working with many public agencies which indicates that we have the project and management skills to deliver the required projects on time and within budget. The title team assigned to perform these services is currently working with other public entities in performing similar services. We are currently contracted with the City of Long Beach, City of Los Angeles, City of Pasadena, County of Los Angeles, City of Anaheim, County of San Diego, LADWP, LAUSD, MTA, LACDC, HDIC, CRA, Department of Transportation and the U.S. Navy.

**Title Services:** Assist in the resolution of issues affecting title to properties. Assist in determining the appropriate amount of title insurance coverage for properties acquired by purchase or without financial consideration (i.e., conveyance of property and/or dedication). Verify that the property address, plat map and legal description all match. Record grant deeds, certificates of acceptance, memoranda of agreements, and other related documents, with the Orange County Clerk-Recorder

**Preliminary Title Reports:** Provide the Preliminary title reports with hyperlinked copies of underlying exceptions and exclusion documents. Preliminary reports shall show ownership of specific land parcel along with the current taxes, bonds, liens, judgements, deeds of trust, Mello Roos, CC&R's, mechanic liens, tax liens, easements, deeds and legal descriptions. Plotted color coded easement will be provided as requested.

**Metes & Bounds legal descriptions or 900 parcels:** Government parcels that require additional research time would need to be preapproved and based on the hourly rates, the scope of which will be agreed to in writing between the City & Proposer.

**Litigation Guaranty:** Provide litigation guarantee with hyperlinked documents. Providing assurances concerning (1) a statement of the present condition of record title to the estate or interest which is the subject of the Guarantee, setting forth the record owner and all record defects in or liens or encumbrances on such title; and (2) a listing of all persons who, according to the public records, would be necessary and proper defendants in the action in order to accomplish its intended purpose, as determined by inquiry and discussion with the attorney. The required information needed in preparation and issuance of the litigation guaranty: Liability Amount, Purpose (condemn, foreclose, quiet title, etc.), Name of Insured, Name of Attorney.



**Title Insurance Policy:** Insuring ownership of the property, access if the property abuts upon an open, public, dedicated street. That there are no forgeries or failed conveyances in the chain of title. The insured has a marketable interest in the real property and against unrecorded mechanic liens, assessments, encumbrances, encroachments, easements, mining claims, patent reservations, conflicts of boundary lines, shortages in area, access to and from the land and other visible matters.

**Title Engineering:** Assist in the development of the legal descriptions for the public and private properties, easements, right of ways and other encumbrances. Chicago Title provides mapping and engineering services for plotting of easements, preparation and review of legal descriptions, partial take descriptions, researching boundary and access problems, reviewing ALTA Survey off record matters, checking parcel maps and track maps for insurability, and providing color coded copies of plotted easements.

**Escrow Services:**

When requested, Chicago Title Company will provide escrow services based on instruction from all parties involved, on any title order held by Chicago Title Company. These services will be pursuant to written instructions and will include, but are not limited to, acceptance of documents and funds for use in the respective escrow, disseminating documents for signature from the parties, accepting demands, recording documents, disbursements of funds and furnishing closing statements to seller and the City.

**Chain of Title:** A chronological list of documents comprising of the Record History of Title to a specific parcel of real property.

**Customer Service/Online System Access:** Provide other related information and documents of record concerning title to properties, such as vesting deeds, parcel maps/tract maps, and any restrictions on land use. Property Profiles – conveyance deeds, ownership and property data and copies of documents at no charge. The City will have access to Chicago Title Advantage website for obtaining ownership and property data at no cost to the customer at [www.chicagotitleadvantage.com](http://www.chicagotitleadvantage.com)

## **Relevant Project Experience**

**Here is a list of current and past similar projects, Chicago Title has provided title and escrow services for.**

### **Los Angeles Unified School District**

Cimone Watson

Facilities Contracts- Professional Services and Goods

333 S. Beaudry Ave. 22<sup>nd</sup> Floor

Los Angeles, CA 90017

Phone: 213-241-1112

RFP: R-19007 Real Estate Title and Escrow Services

Contract No. 1990006/4400007202

Term: March 1, 2019 through February 28, 2020

As needed basis, furnish Preliminary Title Reports including underline documents, Litigation Guaranties for potential right of way parcels, policies of title insurance, record documents, record maps.

### **Los Angeles Department of Water and Power**

Sandra Wallace

Contract Administrator

111 North Hope Street, Room L43

Los Angeles, CA 90012

Phone: 213-367-0797

Email: [Sandra.Wallace@ladwp.com](mailto:Sandra.Wallace@ladwp.com)

Bid No. 90501 – Title and Escrow Services

Term: 2/11/20 to 2/10/21

To furnish complete title services on an as- needed basis for the potential real property purchased related to Segment A and Haskell Switching Station of the Barren Ridge- Castaic Transmission project and other ongoing or future real property projects within the contract period. Both of these locations are in Kern and Los Angeles Counties.

### **Caltrans -Department of Transportation - San Diego**

Tya Haylock

Associate Right of Way Agent

4050 Taylor St., MS-310

San Diego, CA 92110

Phone: 619-688-6935

Contract No. 11A2408 Title and Escrow Services

Term: May 6, 2016 through May 5, 2021

Multiple-Provider: furnish Preliminary Title Reports including underline documents, Litigation Guaranties for potential right of way parcels, policies of title insurance, record documents, record maps

**County of Los Angeles**

Roger Hernandez

Chief Executive Office – Real Estate

320 W. Temple St., 7<sup>th</sup> Floor

Los Angeles, CA 90012

Telephone: (213) 974-4208

Email: [rhernandez@ceo.lacounty.gov](mailto:rhernandez@ceo.lacounty.gov)

Term: 9/4/20 to 9/4/21 – One year term

Project Name: Delegated Authority Agreement Contract Number: AO-20-021

As-Needed Real Estate Land Title Services and Escrow Services. Title reports, escrow, preparation of documents, issuance of title insurance policies, Litigation Guarantees, chains of title, copies of recorded documents, miscellaneous title information.

**City of Long Beach**

Mary Torres

Purchasing Division

333 W. Ocean Blvd. Plaza Level.

Long Beach, CA 90802

Phone: 562-570-6846

Email: [Mary.Torres@longbeach.gov](mailto:Mary.Torres@longbeach.gov)

Contract No. PW-14-013 Real Estate Title and Escrow Services

Term: October 17, 2018, with two year option to extend.



## REFERENCES

### **County of San Diego**

Helmer Rodriguez

Phone: 858-495-5813

Email: [Helmer.Rodriguez@sdcounty.ca.gov](mailto:Helmer.Rodriguez@sdcounty.ca.gov)

Contract No. 556920 Title and Escrow Services, RFB 8425

Term: January 1, 2018 through December 31, 2022

Description: furnish Preliminary Title Reports including underline documents, Litigation Guaranties for potential right of way parcels, policies of title insurance, record documents, record maps, and escrow services.

### **City of Los Angeles**

Jacqueline Mendez, Contract Administrator

Department of General Services

Phone: 213-922-8547

Email: [Jacqueline.Mendez@lacity.org](mailto:Jacqueline.Mendez@lacity.org)

Agreement No. C-127647 Title and Escrow Services

Term: June 15, 2016 through June 15, 2021

Description: To furnish preliminary title reports, Litigation Guaranties, ownership information, Policies of title insurance

### **City of Anaheim**

Cesar Carrillo

300 S. Anaheim Blvd., Ste. 276

Anaheim, CA 92805

Phone: 714-765-5176

Contract Agreement #11622 - Title Report and Escrow Services

Term: 3 years – from July 16<sup>th</sup>, 2019 to July 16, 2022

**Description: to provide Title and escrow services on an “on-call” services**

## **SCOPE OF SERVICES AND SCHEDULE**

Chicago Title uses the company owned Property Insight for the Title Plant data and documents and provides title reports in a fully hyperlinked electronic in Word format. Chicago Title also provides litigation guarantees, Chain of Title reports, deed restrictions, liens, and all encumbrances. The Chicago Title Engineer will review all of the legal descriptions for accuracy in the title commitments as compared with the vesting documents.

**Non-Insured Reports/ Informational Title Reports:** Preliminary title reports, including new title reports, amendments to existing title reports and copies of underlying exceptions and exclusion documents will be delivered in electronic format with hyperlinked documents. Preliminary reports shall show ownership of specific land parcel along with the current taxes, bonds, liens, judgements, deeds of trust, Mello Roos, CC&R's, mechanic liens, tax liens, easements, deeds and legal descriptions. Plotted easement will be provided as requested.  
**Work Plan:** Within 5 to 7 businesses day based on lot & tract legal descriptions

**Title Insurance Policy:** Insuring ownership of the property, access if the property abuts upon an open, public, dedicated street. That there are no forgeries or failed conveyances in the chain of title. The insured has a marketable interest in the real property and against unrecorded mechanic liens, assessments, encumbrances, encroachments, easements, mining claims, patent reservations, conflicts of boundary lines, shortages in area, access to and from the land and other visible matters.

**Work Plan:** 10 business days after closing

**Litigation Guaranty:** Provides assurances concerning (1) a statement of the present condition of record title to the estate or interest which is the subject of the Guarantee, setting forth the record owner and all record defects in or liens or encumbrances on such title; and (2) a listing of all persons who, according to the public records, would be necessary and proper defendants in the action in order to accomplish its intended purpose, as determined by inquiry and discussion with the attorney. The required information needed in preparation and issuance of the litigation guaranty: Liability Amount, Purpose (condemn, foreclose, quiet title, etc.), Name of Insured, Name of Attorney.

**Work Plan:** 7 business day based on lot & tract description

**Chain of Title:** A chronological list of documents comprising of the Record History of Title to a specific parcel of real property.

**Work Plan:** 5 to 7 days based on lot & tract descriptions

**Customer Service/Online System Access:** Provide other related information and documents of record concerning title to properties, such as vesting deeds, parcel maps/tract maps, and any restrictions on land use. Property Profiles – conveyance deeds, ownership and property data and copies of documents at no charge. City of Irvine will have access to Chicago Title Advantage website for obtaining ownership and property data at no cost to the customer at [www.chicagotitleadvantage.com](http://www.chicagotitleadvantage.com)

**Work Plan:** 24 hours, based on lot & tract legal descriptions



**Appendix**  
**ATTACHMENT 3-1: NON-COLLUSION AFFIDAVIT**  
**CERTIFICATIONS**

NON-COLLUSION AFFIDAVIT  
(Title 23 United States Code Section 112 and  
Public Contract Code Section 7106)

To the CITY OF SANTA ANA DEPARTMENT OF PUBLIC WORKS

In accordance with Title 23 United States Code Section 112 and Public Contract Code 7106 the BIDDER declares that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the BIDDER has not directly or indirectly induced or solicited any other BIDDER to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived or agreed with any BIDDER or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the BIDDER has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the BIDDER or any BIDDER, or to fix any overhead, profit, or cost element of the bid price, or of that of any other BIDDER, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the BIDDER has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

Note: The above Non-collusion Affidavit is part of the Proposal. Signing this Proposal on the signature portion thereof shall also constitute signature of this Non-collusion Affidavit. BIDDERS are cautioned that making a false certification may subject the certifier to criminal prosecution.

Signed \_\_\_\_\_

State of California

County of \_\_\_\_\_

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

see attached  
Notary Public Signature

Notary Public Seal

**CALIFORNIA JURAT WITH AFFIANT STATEMENT**

**GOVERNMENT CODE § 8202**

- ☒ See Attached Document (Notary to cross out lines 1-6 below)  
☐ See Statement Below (Lines 1-6 to be completed only by document signer[s], *not* Notary)

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

\_\_\_\_\_  
*Signature of Document Signer No. 1*

\_\_\_\_\_  
*Signature of Document Signer No. 2 (if any)*

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
 County of Los Angeles

Subscribed and sworn to (or affirmed) before me

on this 14 day of September, 2020,  
 by                      Date Month Year

(1) Cheryl Yanez

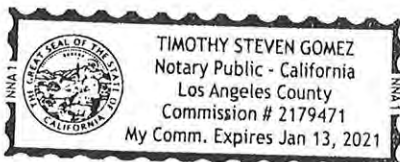
(and (2) X ),

*Name(s) of Signer(s)*

proved to me on the basis of satisfactory evidence  
 to be the person(s) who appeared before me.

Signature                     

*Signature of Notary Public*



*Place Notary Seal Above*

**OPTIONAL**

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: Non-Collusion Agreement Document Date: 09-14-2020

Number of Pages: X Signer(s) Other Than Named Above: X

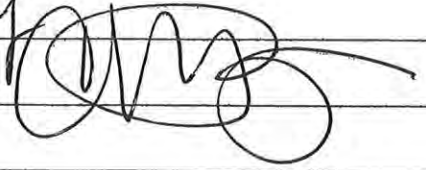
**Appendix**  
**ATTACHMENT 3-2: NON-LOBBYING CERTIFICATION**  
**CERTIFICATIONS**

The prospective participant certifies, by signing and submitting this bid or proposal, to the best of his or her knowledge and belief, that:

1. No federal appropriated funds have been paid or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any federal contract, the making of any federal grant, the making of any federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any federal contract, grant, loan, or cooperative agreement.
2. If any funds other than federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence any officer or employee of any federal agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with this federal contract, grant loan, loan or cooperative agreement, the undersigned shall complete and submit a "Disclosure of Lobbying Activities".

This certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U. S. Code. Any person who fails to file the required certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The prospective participant also agrees by submitting his or her bid or proposal that he or she shall require that the language of this certification be included in all lower tier subcontracts, which exceed \$100,000 and that all such sub recipients shall certify and disclose accordingly.

Firm Chicago Title Company  
Signed and Printed Name: Cheryl Yanez   
Title SR. Vice President  
Date 9/14/2020



**Appendix**  
**ATTACHMENT 3-3: NON-DISCRIMINATION CERTIFICATION**  
**CERTIFICATIONS**

The undersigned consultant or corporate officer, during the performance of this contract, certifies as follows:

1. The Consultant shall not discriminate against any employee or applicant for employment because of race, color, religion, sex, or national origin. The Consultant shall take affirmative action to ensure that applicants are employed, and that employees are treated during employment without regard to their race, color, religion, sex, or national origin. Such action shall include, but not be limited to, the following: employment, upgrading, demotion, or transfer; recruitment or recruitment advertising; layoff or termination; rates of pay or other forms of compensation; and selection for training, including apprenticeship. The Consultant agrees to post in conspicuous places, available to employees and applicants for employment, notices to be provided setting forth the provisions of this nondiscrimination clause.
2. The Consultant shall, in all solicitations or advertisements for employees placed by or on behalf of the Consultant, state that all qualified applicants will receive consideration for employment without regard to race, color, religion, sex, or national origin.
3. The Consultant shall send to each labor union or representative of workers with which he/she has a collective bargaining agreement or other contract or understanding, a notice to be provided advising the said labor union or workers' representatives of the Consultant's commitments under this section, and shall post copies of the notice in conspicuous places available to employees and applicants for employment.
4. The Consultant shall comply with all provisions of Executive Order 11246 of September 24, 1965, and of the rules, regulations, and relevant orders of the Secretary of Labor.
5. The Consultant shall furnish all information and reports required by Executive Order 11246 of September 24, 1965, and by rules, regulations, and orders of the Secretary of Labor, or pursuant thereto, and will permit access to his/her books, records, and accounts by the administering agency and the Secretary of Labor for purposes of investigation, to ascertain compliance with such rules, regulations, and orders.
6. In the event of the Consultant's non-compliance with the nondiscrimination clauses of this contract or with any of the said rules, regulations, or orders, the contract may be canceled, terminated, or suspended in whole or in part and the Consultant may be declared ineligible for further Government contracts or federally assisted construction contracts in accordance with procedures authorized in Executive Order 11246 of September 24, 1965, and such other sanctions may be imposed and remedies invoked as provided in Executive Order 11246 of September 24, 1965, or by rule, regulations, or order of the Secretary of Labor, or as otherwise provided by law.
7. The Consultant shall include the portion of the sentence immediately preceding paragraph (1) and the provisions of paragraphs (1) through (7) in every subcontract or purchase order unless exempted

by rules, regulations, or orders of the Secretary of Labor issued pursuant to Section 204 of Executive Order 11246 of September 24, 1965, so that such provisions will be binding upon each subcontract or purchase order as the administering agency may direct as means of enforcing such provisions, including sanctions for noncompliance; provided, however, that in the event the Consultant becomes involved in, or is threatened with, litigation with a sub-consultant or vendor as a result of such direction by the administering agency, the Consultant may request that the United States enter into such litigation to protect the interests of the United States.

8. Pursuant to California Labor Code Section 1735, as added by Chapter 643 Stats. 1939, and as amended,

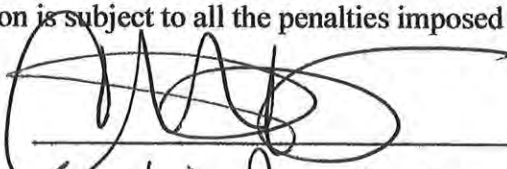
No discrimination shall be made in the employment of persons upon public works because of race, religious creed, color, national origin, ancestry, physical handicaps, mental condition, marital status, or sex of such persons, except as provided in Section 1420, and any consultant of public works violating this Section is subject to all the penalties imposed for a violation of the Chapter.

Signed: \_\_\_\_\_

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Date: \_\_\_\_\_

  
SR. Vice President  
Chicago Title Company  
9/14/2

# EXHIBIT C

## REQUEST FOR PROPOSAL (RFP)

### ON-CALL REAL ESTATE TITLE AND ESCROW SERVICES

RFP NO.: 20-123

CITY OF SANTA ANA

### CHICAGO TITLE COMPANY

#### FEE SCHEDULE

**SUBMITTED BY:**

**CHICAGO TITLE COMPANY**

**725 S. FIGUEROA ST. 2<sup>ND</sup> FLOOR**

**LOS ANGELES, CA 90017**

**ATTN: CHERYL YANEZ**

**PHONE: 213-488-4315**

**EMAIL: [CHERYL.YANEZ@CTT.COM](mailto:CHERYL.YANEZ@CTT.COM)**



## FEE SCHEDULE

The Contractor offers to perform the work described in the Statement of Work for the following prices. The hourly rates the Contractor provides on this form shall be used throughout the contract term. The Proposer's rates shall include all administrative costs, supervision, labor, materials, transportation, taxes, equipment and supplies unless stated otherwise.

Land Title Services Pricing Schedule		
Task	Classification	Unit Rate (hr.) or Lump Sum
a.	Principal	\$100.00
b.	Manager	\$75.00
c.	Administrative Support	\$25.00
d.	Title Supervisor	\$50.00
e.	Senior Title Agent	\$50.00
f.	Preliminary Title Report – Based on Lot & Tract Legal Descriptions / additional research would require preapproval	\$500.00 Residential \$500.00 Comm., Industry, Utility
g.	Pro-Forma Title Report	\$No Charge Residential \$No Charge Comm., Industry, Utility
h.	Escrow – Based pm CA Dept. of Insurance Rate Schedule	Residential Ex. \$1,000,000. value \$700.00 base plus \$4 per thousand Minimum \$800 Commercial \$2.25 per thousand (ex. \$500,000 value Escrow fee = \$1,125.00
i.	Title Insurance – Based on \$500,000.00 value / CA Dept. of Ins. Rate Schedule	\$1,998.00 ALTA Policy \$1,665.00 CLTA Policy
j.	Additional Title Endorsements Available – Based on CA Dept. of Ins. Rate Schedule	\$300.00
k.	Additional Charges for specific Scope of Services items shown on the following page	See below

## Scope of Services

### A. General

All work shall comply with pertinent Federal, State, City, and County guidelines, policies, and procedures. The services to be provided by the Consultant may include the following tasks:

### B. Land Title Services

#### 1. Title Reports

- All research necessary to the preparation of Title Reports.
- Provide copies (readable) of all documents shown or considered in the Title Reports and Guarantees, including tax rolls.
- Title Report in a form acceptable to City of Santa Ana

#### 2.. Preparation of documents to include:

- Easement Deeds
- Deeds and Quitclaim Deeds
- Subordination Agreements
- Others
- All documents shall utilize the form provided by the City of Santa Ana

Cost: \$100.00 per document

### C. Preparation and issuance of Title Insurance policies.

### D. Litigation Guarantees.

Cost: \$1,665.00 – Based on CA Dept. of Insurance Rate Schedule \_

### E. Chains of Title Guarantee

Cost: \$250.00 Plus \$10 per document

### F. Miscellaneous Title Information.

### G. Provide copies of recorded documents.

Cost: \$no charge - per document

# CHICAGO TITLE INSURANCE COMPANY

## TITLE INSURANCE RATES AND CHARGES FOR THE STATE OF CALIFORNIA



**EFFECTIVE: April 1, 2019**  
**(Unless otherwise noted herein)**

CHICAGO TITLE INSURANCE COMPANY

**Part 1**

**Residential Property 1-4 Family Unit Residential Properties including individual Vacant Lots which will be used for 1-4 Residential Purposes**

**Title Insurance**

This part contains pricing for owner's fee and lesser estates, lenders, and leasehold interests.

Includes pricing for title services for all 1-4 family property except that which qualifies under any other "Part" within this Schedule of Fees and Charges. Commercial Short Term Rate is not applicable.

# CHICAGO TITLE INSURANCE COMPANY

## Residential Property 1-4 Family Unit Residential Properties including Individual Vacant Lots which will be used for 1-4 Residential Purposes Insurance Rate Table "R" (without escrow services)

Amount of Insurance	Residential Owners Rate	Lender's Concurrent Rate	Amount of Insurance	Residential Owners Rate	Lender's Concurrent Rate
Up to and including \$30,000	\$400	\$334	\$550,001-560,000	\$1,537	\$984
\$30,001-40,000	\$400	\$369	\$560,001-570,000	\$1,552	\$994
\$40,001-50,000	\$400	\$394	\$570,001-580,000	\$1,568	\$1,004
\$50,001-60,000	\$495	\$405	\$580,001-590,000	\$1,584	\$1,014
\$60,001-70,000	\$530	\$416	\$590,001-600,000	\$1,600	\$1,024
\$70,001-80,000	\$567	\$427	\$600,001-610,000	\$1,612	\$1,034
\$80,001-90,000	\$602	\$438	\$610,001-620,000	\$1,627	\$1,044
\$90,001-100,000	\$644	\$449	\$620,001-630,000	\$1,643	\$1,054
\$100,001-110,000	\$667	\$459	\$630,001-640,000	\$1,659	\$1,064
\$110,001-120,000	\$690	\$469	\$640,001-650,000	\$1,675	\$1,074
\$120,001-130,000	\$714	\$479	\$650,001-660,000	\$1,691	\$1,084
\$130,001-140,000	\$737	\$489	\$660,001-670,000	\$1,707	\$1,094
\$140,001-150,000	\$760	\$499	\$670,001-680,000	\$1,722	\$1,104
\$150,001-160,000	\$783	\$509	\$680,001-690,000	\$1,738	\$1,114
\$160,001-170,000	\$806	\$519	\$690,001-700,000	\$1,754	\$1,124
\$170,001-180,000	\$830	\$528	\$700,001-710,000	\$1,766	\$1,134
\$180,001-190,000	\$852	\$539	\$710,001-720,000	\$1,782	\$1,144
\$190,001-200,000	\$885	\$549	\$720,001-730,000	\$1,797	\$1,154
\$200,001-210,000	\$900	\$559	\$730,001-740,000	\$1,813	\$1,164
\$210,001-220,000	\$923	\$569	\$740,001-750,000	\$1,829	\$1,174
\$220,001-230,000	\$945	\$579	\$750,001-760,000	\$1,845	\$1,184
\$230,001-240,000	\$968	\$589	\$760,001-770,000	\$1,861	\$1,194
\$240,001-250,000	\$990	\$601	\$770,001-780,000	\$1,877	\$1,204
\$250,001-260,000	\$1,012	\$612	\$780,001-790,000	\$1,892	\$1,214
\$260,001-270,000	\$1,035	\$623	\$790,001-800,000	\$1,908	\$1,224
\$270,001-280,000	\$1,057	\$635	\$800,001-810,000	\$1,934	\$1,234
\$280,001-290,000	\$1,080	\$646	\$810,001-820,000	\$1,950	\$1,244
\$290,001-300,000	\$1,102	\$657	\$820,001-830,000	\$1,965	\$1,254
\$300,001-310,000	\$1,103	\$670	\$830,001-840,000	\$1,982	\$1,264
\$310,001-320,000	\$1,120	\$684	\$840,001-850,000	\$1,997	\$1,274
\$320,001-330,000	\$1,137	\$697	\$850,001-860,000	\$2,012	\$1,281
\$330,001-340,000	\$1,154	\$711	\$860,001-870,000	\$2,027	\$1,288
\$340,001-350,000	\$1,171	\$724	\$870,001-880,000	\$2,042	\$1,295
\$350,001-360,000	\$1,188	\$737	\$880,001-890,000	\$2,058	\$1,302
\$360,001-370,000	\$1,205	\$751	\$890,001-900,000	\$2,073	\$1,309
\$370,001-380,000	\$1,223	\$764	\$900,001-910,000	\$2,092	\$1,316
\$380,001-390,000	\$1,240	\$777	\$910,001-920,000	\$2,107	\$1,323
\$390,001-400,000	\$1,257	\$790	\$920,001-930,000	\$2,122	\$1,330
\$400,001-410,000	\$1,294	\$804	\$930,001-940,000	\$2,137	\$1,337
\$410,001-420,000	\$1,310	\$818	\$940,001-950,000	\$2,153	\$1,344
\$420,001-430,000	\$1,327	\$831	\$950,001-960,000	\$2,168	\$1,351
\$430,001-440,000	\$1,344	\$844	\$960,001-970,000	\$2,183	\$1,358
\$440,001-450,000	\$1,361	\$858	\$970,001-980,000	\$2,198	\$1,365
\$450,001-460,000	\$1,378	\$871	\$980,001-990,000	\$2,213	\$1,372
\$460,001-470,000	\$1,395	\$884	\$990,001-1,000,000	\$2,229	\$1,379
\$470,001-480,000	\$1,412	\$898	\$1,000,001-1,010,000	\$2,241	\$1,384
\$480,001-490,000	\$1,429	\$911	\$1,010,001-1,020,000	\$2,253	\$1,389
\$490,001-500,000	\$1,446	\$924	\$1,020,001-1,030,000	\$2,265	\$1,394
\$500,001-510,000	\$1,457	\$934	\$1,030,001-1,040,000	\$2,277	\$1,399
\$510,001-520,000	\$1,473	\$944	\$1,040,001-1,050,000	\$2,289	\$1,404
\$520,001-530,000	\$1,489	\$954	\$1,050,001-1,060,000	\$2,301	\$1,409
\$530,001-540,000	\$1,505	\$964	\$1,060,001-1,070,000	\$2,313	\$1,414
\$540,001-550,000	\$1,521	\$974			



# CHICAGO TITLE INSURANCE COMPANY

Amount of Insurance	Residential Owners Rate	Lender's Concurrent Rate	Amount of Insurance	Residential Owners Rate	Lender's Concurrent Rate
\$1,070,001-1,080,000	\$2,325	\$1,419	\$1,600,001-1,610,000	\$2,931	\$1,673
\$1,080,001-1,090,000	\$2,337	\$1,424	\$1,610,001-1,620,000	\$2,932	\$1,677
\$1,090,001-1,100,000	\$2,349	\$1,429	\$1,620,001-1,630,000	\$2,943	\$1,681
\$1,100,001-1,110,000	\$2,361	\$1,434	\$1,630,001-1,640,000	\$2,954	\$1,685
\$1,110,001-1,120,000	\$2,373	\$1,439	\$1,640,001-1,650,000	\$2,966	\$1,689
\$1,120,001-1,130,000	\$2,385	\$1,444	\$1,650,001-1,660,000	\$2,977	\$1,693
\$1,130,001-1,140,000	\$2,397	\$1,449	\$1,660,001-1,670,000	\$2,988	\$1,697
\$1,140,001-1,150,000	\$2,409	\$1,454	\$1,670,001-1,680,000	\$3,000	\$1,701
\$1,150,001-1,160,000	\$2,421	\$1,459	\$1,680,001-1,690,000	\$3,011	\$1,705
\$1,160,001-1,170,000	\$2,433	\$1,464	\$1,690,001-1,700,000	\$3,022	\$1,709
\$1,170,001-1,180,000	\$2,445	\$1,469	\$1,700,001-1,710,000	\$3,027	\$1,713
\$1,180,001-1,190,000	\$2,457	\$1,474	\$1,710,001-1,720,000	\$3,039	\$1,717
\$1,190,001-1,200,000	\$2,469	\$1,479	\$1,720,001-1,730,000	\$3,049	\$1,721
\$1,200,001-1,210,000	\$2,481	\$1,484	\$1,730,001-1,740,000	\$3,061	\$1,725
\$1,210,001-1,220,000	\$2,493	\$1,489	\$1,740,001-1,750,000	\$3,073	\$1,729
\$1,220,001-1,230,000	\$2,505	\$1,494	\$1,750,001-1,760,000	\$3,084	\$1,733
\$1,230,001-1,240,000	\$2,517	\$1,499	\$1,760,001-1,770,000	\$3,095	\$1,737
\$1,240,001-1,250,000	\$2,529	\$1,504	\$1,770,001-1,780,000	\$3,106	\$1,741
\$1,250,001-1,260,000	\$2,541	\$1,509	\$1,780,001-1,790,000	\$3,117	\$1,745
\$1,260,001-1,270,000	\$2,553	\$1,514	\$1,790,001-1,800,000	\$3,128	\$1,749
\$1,270,001-1,280,000	\$2,565	\$1,519	\$1,800,001-1,810,000	\$3,144	\$1,753
\$1,280,001-1,290,000	\$2,577	\$1,524	\$1,810,001-1,820,000	\$3,155	\$1,757
\$1,290,001-1,300,000	\$2,589	\$1,529	\$1,820,001-1,830,000	\$3,166	\$1,761
\$1,300,001-1,310,000	\$2,601	\$1,534	\$1,830,001-1,840,000	\$3,177	\$1,765
\$1,310,001-1,320,000	\$2,613	\$1,539	\$1,840,001-1,850,000	\$3,188	\$1,769
\$1,320,001-1,330,000	\$2,625	\$1,544	\$1,850,001-1,860,000	\$3,199	\$1,773
\$1,330,001-1,340,000	\$2,637	\$1,549	\$1,860,001-1,870,000	\$3,211	\$1,777
\$1,340,001-1,350,000	\$2,649	\$1,554	\$1,870,001-1,880,000	\$3,222	\$1,781
\$1,350,001-1,360,000	\$2,661	\$1,559	\$1,880,001-1,890,000	\$3,233	\$1,785
\$1,360,001-1,370,000	\$2,673	\$1,564	\$1,890,001-1,900,000	\$3,244	\$1,789
\$1,370,001-1,380,000	\$2,685	\$1,569	\$1,900,001-1,910,000	\$3,259	\$1,793
\$1,380,001-1,390,000	\$2,697	\$1,574	\$1,910,001-1,920,000	\$3,271	\$1,797
\$1,390,001-1,400,000	\$2,709	\$1,579	\$1,920,001-1,930,000	\$3,282	\$1,801
\$1,400,001-1,410,000	\$2,721	\$1,584	\$1,930,001-1,940,000	\$3,293	\$1,805
\$1,410,001-1,420,000	\$2,733	\$1,589	\$1,940,001-1,950,000	\$3,304	\$1,809
\$1,420,001-1,430,000	\$2,745	\$1,594	\$1,950,001-1,960,000	\$3,315	\$1,813
\$1,430,001-1,440,000	\$2,757	\$1,599	\$1,960,001-1,970,000	\$3,326	\$1,817
\$1,440,001-1,450,000	\$2,769	\$1,604	\$1,970,001-1,980,000	\$3,338	\$1,821
\$1,450,001-1,460,000	\$2,781	\$1,609	\$1,980,001-1,990,000	\$3,349	\$1,825
\$1,460,001-1,470,000	\$2,793	\$1,614	\$1,990,001-2,000,000	\$3,360	\$1,829
\$1,470,001-1,480,000	\$2,805	\$1,619	\$2,000,001-2,010,000	\$3,366	\$1,834
\$1,480,001-1,490,000	\$2,817	\$1,624	\$2,010,001-2,020,000	\$3,372	\$1,839
\$1,490,001-1,500,000	\$2,829	\$1,629	\$2,020,001-2,030,000	\$3,378	\$1,844
\$1,500,001-1,510,000	\$2,834	\$1,633	\$2,030,001-2,040,000	\$3,384	\$1,849
\$1,510,001-1,520,000	\$2,835	\$1,637	\$2,040,001-2,050,000	\$3,390	\$1,854
\$1,520,001-1,530,000	\$2,846	\$1,641	\$2,050,001-2,060,000	\$3,396	\$1,859
\$1,530,001-1,540,000	\$2,858	\$1,645	\$2,060,001-2,070,000	\$3,402	\$1,864
\$1,540,001-1,550,000	\$2,869	\$1,649	\$2,070,001-2,080,000	\$3,408	\$1,869
\$1,550,001-1,560,000	\$2,880	\$1,653	\$2,080,001-2,090,000	\$3,414	\$1,874
\$1,560,001-1,570,000	\$2,891	\$1,657	\$2,090,001-2,100,000	\$3,420	\$1,879
\$1,570,001-1,580,000	\$2,903	\$1,661	\$2,100,001-2,110,000	\$3,426	\$1,884
\$1,580,001-1,590,000	\$2,914	\$1,665	\$2,110,001-2,120,000	\$3,432	\$1,889
\$1,590,001-1,600,000	\$2,925	\$1,669	\$2,120,001-2,130,000	\$3,438	\$1,894

# CHICAGO TITLE INSURANCE COMPANY

Amount of Insurance	Residential Owners Rate	Lender's Concurrent Rate	Amount of Insurance	Residential Owners Rate	Lender's Concurrent Rate
\$2,130,001-2,140,000	\$3,444	\$1,899	\$2,570,001-2,580,000	\$3,708	\$2,119
\$2,140,001-2,150,000	\$3,450	\$1,904	\$2,580,001-2,590,000	\$3,714	\$2,124
\$2,150,001-2,160,000	\$3,456	\$1,909	\$2,590,001-2,600,000	\$3,720	\$2,129
\$2,160,001-2,170,000	\$3,462	\$1,914	\$2,600,001-2,610,000	\$3,726	\$2,134
\$2,170,001-2,180,000	\$3,468	\$1,919	\$2,610,001-2,620,000	\$3,732	\$2,139
\$2,180,001-2,190,000	\$3,474	\$1,924	\$2,620,001-2,630,000	\$3,738	\$2,144
\$2,190,001-2,200,000	\$3,480	\$1,929	\$2,630,001-2,640,000	\$3,744	\$2,149
\$2,200,001-2,210,000	\$3,486	\$1,934	\$2,640,001-2,650,000	\$3,750	\$2,154
\$2,210,001-2,220,000	\$3,492	\$1,939	\$2,650,001-2,660,000	\$3,756	\$2,159
\$2,220,001-2,230,000	\$3,498	\$1,944	\$2,660,001-2,670,000	\$3,762	\$2,164
\$2,230,001-2,240,000	\$3,504	\$1,949	\$2,670,001-2,680,000	\$3,768	\$2,169
\$2,240,001-2,250,000	\$3,510	\$1,954	\$2,680,001-2,690,000	\$3,774	\$2,174
\$2,250,001-2,260,000	\$3,516	\$1,959	\$2,690,001-2,700,000	\$3,780	\$2,179
\$2,260,001-2,270,000	\$3,522	\$1,964	\$2,700,001-2,710,000	\$3,786	\$2,184
\$2,270,001-2,280,000	\$3,528	\$1,969	\$2,710,001-2,720,000	\$3,792	\$2,189
\$2,280,001-2,290,000	\$3,534	\$1,974	\$2,720,001-2,730,000	\$3,798	\$2,194
\$2,290,001-2,300,000	\$3,540	\$1,979	\$2,730,001-2,740,000	\$3,804	\$2,199
\$2,300,001-2,310,000	\$3,546	\$1,984	\$2,740,001-2,750,000	\$3,810	\$2,204
\$2,310,001-2,320,000	\$3,552	\$1,989	\$2,750,001-2,760,000	\$3,816	\$2,209
\$2,320,001-2,330,000	\$3,558	\$1,994	\$2,760,001-2,770,000	\$3,822	\$2,214
\$2,330,001-2,340,000	\$3,564	\$1,999	\$2,770,001-2,780,000	\$3,828	\$2,219
\$2,340,001-2,350,000	\$3,570	\$2,004	\$2,780,001-2,790,000	\$3,834	\$2,224
\$2,350,001-2,360,000	\$3,576	\$2,009	\$2,790,001-2,800,000	\$3,840	\$2,229
\$2,360,001-2,370,000	\$3,582	\$2,014	\$2,800,001-2,810,000	\$3,846	\$2,234
\$2,370,001-2,380,000	\$3,588	\$2,019	\$2,810,001-2,820,000	\$3,852	\$2,239
\$2,380,001-2,390,000	\$3,594	\$2,024	\$2,820,001-2,830,000	\$3,858	\$2,244
\$2,390,001-2,400,000	\$3,600	\$2,029	\$2,830,001-2,840,000	\$3,864	\$2,249
\$2,400,001-2,410,000	\$3,606	\$2,034	\$2,840,001-2,850,000	\$3,870	\$2,254
\$2,410,001-2,420,000	\$3,612	\$2,039	\$2,850,001-2,860,000	\$3,876	\$2,259
\$2,420,001-2,430,000	\$3,618	\$2,044	\$2,860,001-2,870,000	\$3,882	\$2,264
\$2,430,001-2,440,000	\$3,624	\$2,049	\$2,870,001-2,880,000	\$3,888	\$2,269
\$2,440,001-2,450,000	\$3,630	\$2,054	\$2,880,001-2,890,000	\$3,894	\$2,274
\$2,450,001-2,460,000	\$3,636	\$2,059	\$2,890,001-2,900,000	\$3,900	\$2,279
\$2,460,001-2,470,000	\$3,642	\$2,064	\$2,900,001-2,910,000	\$3,906	\$2,284
\$2,470,001-2,480,000	\$3,648	\$2,069	\$2,910,001-2,920,000	\$3,912	\$2,289
\$2,480,001-2,490,000	\$3,654	\$2,074	\$2,920,001-2,930,000	\$3,918	\$2,294
\$2,490,001-2,500,000	\$3,660	\$2,079	\$2,930,001-2,940,000	\$3,924	\$2,299
\$2,500,001-2,510,000	\$3,666	\$2,084	\$2,940,001-2,950,000	\$3,930	\$2,304
\$2,510,001-2,520,000	\$3,672	\$2,089	\$2,950,001-2,960,000	\$3,936	\$2,309
\$2,520,001-2,530,000	\$3,678	\$2,094	\$2,960,001-2,970,000	\$3,942	\$2,314
\$2,530,001-2,540,000	\$3,684	\$2,099	\$2,970,001-2,980,000	\$3,948	\$2,319
\$2,540,001-2,550,000	\$3,690	\$2,104	\$2,980,001-2,990,000	\$3,954	\$2,324
\$2,550,001-2,560,000	\$3,696	\$2,109	\$2,990,001-3,000,000	\$3,960	\$2,329
\$2,560,001-2,570,000	\$3,702	\$2,114			

Amount of Insurance	Residential Owners Rate		Lender's Concurrent Rate	
Over \$3,000,000	Add \$5.00 per \$10,000	\$3,960	Add \$4.00 per \$10,000	\$2,329

# CHICAGO TITLE INSURANCE COMPANY

## **Part 2 Commercial/Industrial Property Title Insurance**

This part contains pricing for owner's fee and lesser estates, lenders, and leasehold interests.

See Major Projects/Planned Projects for additional pricing options.

Includes pricing for title services for all property not covered under other Parts of this manual.



# CHICAGO TITLE INSURANCE COMPANY

## PART 2 STATEWIDE INSURANCE RATE TABLE C FOR COMMERCIAL/INDUSTRIAL TITLE INSURANCE Without Escrow Services

Amount of Insurance	Base Rate (Owner's)	Lender's Concurrent Rate	Amount of Insurance	Base Rate (Owner's)	Lender's Concurrent Rate
Up to and including \$30,000	\$396	\$285	\$165,001-170,000	\$870	\$365
\$30,001-35,000	\$418	\$285	\$170,001-175,000	\$884	\$370
\$35,001-40,000	\$418	\$285	\$175,001-180,000	\$899	\$375
\$40,001-45,000	\$462	\$285	\$180,001-185,000	\$913	\$380
\$45,001-50,000	\$462	\$285	\$185,001-190,000	\$928	\$385
\$50,001-55,000	\$472	\$285	\$190,001-195,000	\$943	\$390
\$55,001-60,000	\$494	\$285	\$195,001-200,000	\$957	\$395
\$60,001-65,000	\$516	\$285	\$200,001-205,000	\$971	\$400
\$65,001-70,000	\$538	\$285	\$205,001-210,000	\$986	\$405
\$70,001-75,000	\$560	\$285	\$210,001-215,000	\$1,000	\$410
\$75,001-80,000	\$582	\$285	\$215,001-220,000	\$1,014	\$415
\$80,001-85,000	\$604	\$285	\$220,001-225,000	\$1,029	\$420
\$85,001-90,000	\$626	\$285	\$225,001-230,000	\$1,043	\$425
\$90,001-95,000	\$648	\$285	\$230,001-235,000	\$1,057	\$430
\$95,001-100,000	\$667	\$285	\$235,001-240,000	\$1,071	\$435
\$100,001-105,000	\$681	\$300	\$240,001-245,000	\$1,086	\$440
\$105,001-110,000	\$695	\$305	\$245,001-250,000	\$1,100	\$445
\$110,001-115,000	\$711	\$310	\$250,001-255,000	\$1,114	\$450
\$115,001-120,000	\$725	\$315	\$255,001-260,000	\$1,129	\$455
\$120,001-125,000	\$739	\$320	\$260,001-265,000	\$1,143	\$460
\$125,001-130,000	\$754	\$325	\$265,001-270,000	\$1,157	\$465
\$130,001-135,000	\$768	\$330	\$270,001-275,000	\$1,172	\$470
\$135,001-140,000	\$783	\$335	\$275,001-280,000	\$1,186	\$475
\$140,001-145,000	\$798	\$340	\$280,001-285,000	\$1,200	\$480
\$145,001-150,000	\$812	\$345	\$285,001-290,000	\$1,214	\$485
\$150,001-155,000	\$826	\$350	\$290,001-295,000	\$1,229	\$490
\$155,001-160,000	\$840	\$355	\$295,001-300,000	\$1,243	\$490
\$160,001-165,000	\$856	\$360			

For Each Additional \$5,000 or fraction thereof above \$300,000	Base Rate (Owners)		Lender's Concurrent Rate	
Up to and including \$500,000	Add \$10.55 per \$5,000	\$1,665	Add \$5.25 per \$5,000	\$700
Up to and including \$850,000	Add \$9.90 per \$5,000	\$2,358	Add \$5.25 per \$5,000	\$1,067.50
Up to and including \$1,000,000	Add \$9.50 per \$5,000	\$2,643	Add \$3.55 per \$5,000	\$1,174
Up to and including \$1,500,000	Add \$7.50 per \$5,000	\$3,393	Add \$2.50 per \$5,000	\$1,424
Up to and including \$2,000,000	Add \$7.25 per \$5,000	\$4,118	Add \$2.20 per \$5,000	\$1,644
Up to and including \$2,500,000	Add \$4.00 per \$5,000	\$4,518	Add \$2.20 per \$5,000	\$1,864
Up to and including \$3,000,000	Add \$3.70 per \$5,000	\$4,888	Add \$2.20 per \$5,000	\$2,084
Up to and including \$4,000,000	Add \$3.60 per \$5,000	\$5,608	Add \$2.20 per \$5,000	\$2,524
Over \$4,000,000	Add \$3.70 per \$5,000		Add \$2.20 per \$5,000	

CHICAGO TITLE INSURANCE COMPANY

**Part 6**

**Guarantees and Miscellaneous Plant Services**

This part contains pricing for guarantees, plant services and miscellaneous services.

# CHICAGO TITLE INSURANCE COMPANY

## Part 6 Guarantees

### General Rules

1. The charges in this Part are applicable to Guarantees with stipulated liabilities covering a particular estate, interest or service. Where multiple guarantees are issued, refer to General Rules, Section L.
2. The Commercial short Term Rate is not applicable to Guarantees.
3. All of the guarantees/Plant Services number 601-624, inclusive, will have a stated liability of \$1,000, unless otherwise stated in the appropriate section.
4. If insurance is desired in excess of the stated liability as set forth herein, the charge for such increased liability shall be 15% of the insurance Rate Table C, (unless stated otherwise in any section) for the amount of insurance desired with no credit given for any "work charge" set forth in any numbered paragraph.

### 601 LITIGATION GUARANTEES - CLTA GUARANTEE FORM NO. 1

100% of Insurance Rate Table R, or C, based upon the value of the particular estate or interest involved. Minimum \$500.00

**NOTE:** If issued for the Judicial Foreclosure of a deed of trust for which a TSG has been or will be concurrently issued the charge is \$75.00.

### 601A LITIGATION GUARANTEES - CONTINUATION GUARANTEE

Each continuation guarantee issued within a period of twenty-four (24) months of the original guarantee to cover the filing of a lis pendens: \$100.00.

**NOTE:** The provisions and charges under Section 504 and 504A are not applicable to Trustee's Sale or foreclosure Guarantees covering deeds of trust or mortgages.

### 602 PROCEEDING GUARANTEES (CERTIFICATE OF REGULARITY)

Priced under Section 621.

### 603 CHAIN OF TITLE GUARANTEE - CLTA GUARANTEE FORM NO. 6

A guaranteed chain of title is issued only for specific purposes and limited period of time.



CHICAGO TITLE INSURANCE COMPANY

**Part 6**

**Guarantees and Miscellaneous Plant Services**

This part contains pricing for guarantees, plant services and miscellaneous services.

# CHICAGO TITLE INSURANCE COMPANY

## Part 6 Guarantees

### General Rules

1. The charges in this Part are applicable to Guarantees with stipulated liabilities covering a particular estate, interest or service. Where multiple guarantees are issued, refer to General Rules, Section L.
2. The Commercial short Term Rate is not applicable to Guarantees.
3. All of the guarantees/Plant Services number 601-624, inclusive, will have a stated liability of \$1,000, unless otherwise stated in the appropriate section.
4. If insurance is desired in excess of the stated liability as set forth herein, the charge for such increased liability shall be 15% of the insurance Rate Table C, (unless stated otherwise in any section) for the amount of insurance desired with no credit given for any "work charge" set forth in any numbered paragraph.

### 601 LITIGATION GUARANTEES - CLTA GUARANTEE FORM NO. 1

100% of Insurance Rate Table R, or C, based upon the value of the particular estate or interest involved. Minimum \$500.00

**NOTE:** If issued for the Judicial Foreclosure of a deed of trust for which a TSG has been or will be concurrently issued the charge is \$75.00.

### 601A LITIGATION GUARANTEES - CONTINUATION GUARANTEE

Each continuation guarantee issued within a period of twenty-four (24) months of the original guarantee to cover the filing of a lis pendens: \$100.00.

**NOTE:** The provisions and charges under Section 504 and 504A are not applicable to Trustee's Sale or foreclosure Guarantees covering deeds of trust or mortgages.

### 602 PROCEEDING GUARANTEES (CERTIFICATE OF REGULARITY)

Priced under Section 621.

### 603 CHAIN OF TITLE GUARANTEE - CLTA GUARANTEE FORM NO. 6

A guaranteed chain of title is issued only for specific purposes and limited period of time.

## CHICAGO TITLE INSURANCE COMPANY

1. Except under the limited conditions as provided for in 2 below, the charge shall be:

\$250.00 Basic Charge for each chain of title plus minimum \$10.00 for each item reported.

**NOTE:** If issued in conjunction with a preliminary title report, charge only for each item reported in addition to the charge for the title report.

2. A limited service for the benefit of a lender only, provided such is related to the issuance of a policy of title insurance based upon a full examination of title, the charge shall be:
  - A. No additional charge where the chain of title is to cover the period of time not to exceed six (6) months prior to the date the loan is recorded.
  - B. For chain of title covering the period of time not to exceed forty-five (45) days subsequent to the date of the issuance of the lenders insurance: \$100.00.

### **604 JUDGMENT LIEN GUARANTEE - CLTA GUARANTEE FORM NO. 10**

Per name (husband and wife considered one name):

\$250.00 minimum, plus \$10.00 for each lien reported over two.

### **605 MECHANIC'S LIEN GUARANTEE - CLTA GUARANTEE FORM NO. 9**

1. \$250.00 minimum, plus \$10.00 for each lien reported over two.
2. Insurance in excess of minimums:
  - 20% of Insurance Rate Table R or C, as applicable for Owner's Insurance
  - 10% of Insurance Rate Table R or C, as applicable for Lender's Insurance.

### **606 BANKRUPTCY GUARANTEE**

Priced under Section 621.



# CHICAGO TITLE INSURANCE COMPANY

## **Part 7 Endorsements**

This part contains endorsements to expand, modify or limit title coverage priced in Part 1 through Part 4.

The percentage figures shown following each endorsement are to be interpreted to mean, unless otherwise stated, the percentage of the same insurance rate schedule that was used to price the policy to which the endorsement is to be attached.

# CHICAGO TITLE INSURANCE COMPANY

## Part 7.03 Endorsement Fees

CLTA NO.	DESCRIPTION	POLICY FORM	CHARGE (Percentage of applicable Base Rate unless otherwise indicated)
100-06	Restrictions, Encroachments & Minerals (Lender)	Lender: Extended	N/C – Issued only at dates of policy
100.1	Restrictions, Encroachments & Minerals (Lender)	Lender: Standard	20%
100.1 Modified	Cal Vet	Lender: Standard	20%
100.2-06 (ALTA 9-06)	Restrictions, Encroachments & Minerals (Lender)	Lender: Extended	N/C
100.2.1-06 (ALTA 9.3-06)	Restrictions, Encroachments & Minerals (Lender)	Lender: Extended	N/C
100.2.6-06 (ALTA 9.6-06)	Private Rights - Loan Policy	Lender Standard Lender Extended	Min \$100 / Max \$500 10%
100.2.7-06 (ALTA 9.7-06)	Restrictions, Encroachments, Minerals-Land Under Development - Loan Policy	Lender Extended	10%, Min \$100 / Max \$500
100.2.8-06 (ALTA 9.8-06)	CC&R's – Land Under Development - Owner's Policy	Owner Extended	10%, Min \$100 / Max \$500
100.2.9-06 (ALTA 9.9-06)	Private Rights - Owner's Policy	Owner Extended	10%, Min \$100 / Max \$500
100.2.10-06 (ALTA 9.10-06)	Restrictions, Encroachments, Minerals-Current Violations - Loan Policy	Lender Extended	10%, Min \$100 / Max \$500
100.4-06	Violation -Loan Policy	Lender: Extended Standard	\$25 10%
100.5-06	Violation (Owner)	Owner: Extended Standard	\$25 20%
100.6-06	Including Future Violations – (Owner)	Owner: Extended Standard	\$25 20%

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
100.7-06	Violation (Owner)	Owner: Extended Standard	\$25 20%
100.8-06	CC&R's Violations (Owner)	Owner: Extended Standard	\$25 20%
100.9-06 (ALTA 9.1-06)	CC&R's Unimproved Land - Owner's Policy	Owner's Extended	10%, Min \$100, Max \$500
100.10-06 (ALTA 9.2-06)	CC&R's-Improved land - Owner's Policy	Owner's Extended	10%, Min. \$100 Max. \$500
100.12-06	CC&R's , Right of Reversion (ALTA Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	10% 10% N/C 10%
100.13-06	CC&R's Assessment Liens (Lender)	Owner: Extended Standard Lender: Extended Standard	10% 10% N/C 10%
100.17-06	CC&R's, Proper Modification (Owner or Lender)	Owner: All Policies Lender: All Policies	20% 10%
100.18-06	CC&R's, Right of Reversion (Owner or Lender)	Lender: All Policies Owner: All Policies	\$50 10%
100.19-06	CC&R's, Violations (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$25 20% \$25 10%



**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
100.20-06	CC&R's, Violations (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$25 20% \$25 20%
100.21-06	CC&R's, Plans and Specifications (Lender)	Owner: Extended Standard Lender: Extended Standard	N/C 20% N/C 10%
100.23-06	Minerals, Surface Damage (Lender)	Lender: Extended	\$25
100.24-06	Minerals, Surface Entry by Lessee (Lender)	Lender: Extended	10%
100.25-06	Minerals, Surface Use (Lender)	Lender: Extended	20%
100.26-06	Minerals, Present – Future Improvements (Lender)	Lender: Extended Standard	10% 20%
100.27-06	CC&R's, Violation	Lender: Extended	10%
100.28-06	CC&R's, Violation – Future Improvements (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	20% 20% 10% 10%
100.29-06	Mineral Surface Damage (Owner or Lender)	Owner: Standard Extended Lender: Standard Extended	20% Max. \$500 20% Max. \$500 10% Max. \$500 \$25
101	Mechanics' Liens – CLTA (Lender)	Lender: Standard	10%
101.1-06	Mechanics' Liens (Owner)	Owner: Extended Standard	20% (D.V.A. - 10%)

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
101.2-06	Mechanics' Liens, Notice of Completion (Lender)	Lender: All Policies	10%
101.3-06	Mechanic's Lien, Notice of Completion (Lender)	Lender: Extended	10%
101.4	Mechanics' Lien, No Notice of Completion (Owner)	Owner: Standard	20%
101.5-06	–Mechanics' Lien, Notice of Completion (Lender)	Lender: Extended	10%
101.6-06	Mechanics' Lien, Notice of Completion – ALTA (Lender)	Lender: Extended Standard	20% 20%
101.8	Mechanics' Liens (Lender)	Lender: Standard	15%
101.9-06	Mechanic's Lien, Notice of Completion (Owner)	Owner: All Policies	20% based on the proportionate amount of the liability under the original policy applicable to the land under the Notice of Completion
101.10-06	Mechanics' Lien, Notice of Completion (Lender)	Lender: All Policies	10% based on the proportionate amount of the liability under the original policy applicable to the land under the Notice of Completion
101.11-06	Mechanics' Liens, No Notice of Completion (Lender)	Lender: All Policies	10% based on the proportionate amount of the loan applicable to the land to be covered by the Mechanics' Lien insurance

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
101.12-06	Mechanics' Liens, No Notice of Completion (Owner)	Owner: Extended	20% based on the proportionate amount of the loan applicable to the land under to be covered by the Mechanics' Lien insurance
101.13-06	Mechanics' Lien, Notice of Completion (Lender)	Lender: Extended	10%
102.4-06	Foundation (Lender)	Lender: All Policies	10%, Min, \$50 Max \$750
102.5-06	Foundation (Lender)	Lender: All Policies	15%, Min \$100, Max \$1,000
102.6-06	Foundation, Portion of Premises (Lender)	Lender: All Policies	15%, Min. \$50, Max. \$1,000
102.7-06	Foundation, Portion of Premises (Lender)	Lender: All Policies	15%, Min. \$50, Max. \$1,000
103.1-06 (ALTA 28-06)	Easement, Damage or Enforced Removal (Owner or Lender)	Lender: Extended Standard Owner: Extended Standard	N/C 20%  20% 20%
103.2-06	Easement Damages – Use or Maintenance (Lender)	Lender: Extended Standard	\$25 10%
103.3-06	Easement, Existing Encroachment, Enforced Removal (Lender)	Lender: Extended Standard	N/C 10%
103.4-06	Easement, Access to Public Street (Owner's or Lenders)	Owner: All Policies Lender: All Policies	20%, Max. \$300  10%, Max. \$250

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
103.5-06	Water Rights, Surface Damage (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	10% 20%  \$25 20%
103.6-06	Encroachments, None Exist (Lender)	Lender: Extended	10%
103.7-06	Land abuts Street (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$25 20%  \$25 10%
103.8-06	Water Rights, Future Improvements (Lender)	Lender: All Policies	10%
103.9-06	Encroachment, Future Improvements (Lender)	Lender: All Policies	10%
103.10-06	Surface Use, Horizontal Subdivision (Owner or Lender)	Owner: Standard Extended Lender: Standard Extended	20% 20%  20% 20%
103.11-06 (ALTA 17-06)	Access and Entry (Owner or Lender)	Owner: Standard Extended Lender: Standard Extended	25% \$75  15% \$75
103.12-06 (ALTA 17.1-06)	Indirect Access and Entry (Owner or Lender)	Owners: All Lender: All	25%, Max \$350  15%, Max \$300
103.13-06 (ALTA 17.2-06)	Utility Access (Owner or Lender)	Owners: All Lender: All	20%  20%



**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
103.14-06 (ALTA 28.1-06)	Encroachment's, Boundaries and Easements (Owner and Lender)	Owners: Extended Standard Lenders: Extended Standard	20% 20% \$25 20%
103.15-06 (ALTA 28.2-06)	Encroachments, Boundaries & Easements, Described Improvements (Owner and Lender)	Owners: Extended Standard Lenders: Extended Standard	20% 20% \$100 20%
104-06	Assignment of Mortgage (Lender)	Lender: All Policy	40%
104A	Assignment of Mortgage (Lender)	Lender: Standard	20%
104.1-06	Assignment of Mortgage (Lender)	Lender: All Policies	10%
104.4-06	Collateral Assignment of Mortgage (Lender)	Lender: All Policies	10%
104.6-06 (ALTA 37-06)	Assignment of Rents OR Leases (Lender)	Lender: All Policies	10%
104.7-06	Assignment of Rents/Leases (Lender)	Lender: All Policies	\$100
104.8-06	Assignment of Mortgage (Lender)	Lender: All Policies	30%
104.9	Assignment of Mortgage (Lender)	Lender: Standard	20%
104.10-06	Assignment of Mortgage (Lender)	Lender: Extended Standard	\$100 \$100
104.11-06	Collateral Assignment of Mortgage (Lender)	Lender: Extended Standard	\$100 \$100
104.12-06 (ALTA 10-06)	Assignment (Lender)	Lender: Extended Standard	\$100 \$100
104.13-06 (ALTA 10.1-06)	Assignment and Date Down (Lender)	Lender: Extended	30%

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
105-06	Multiple Mortgages in One Policy (Lender)	Lender: Extended	N/C
105.1	Multiple Mortgages in One Policy (Lender)	Lender: Standard	N/C
106-06	State of Calif. (Owner)	Owner: Extended Standard	\$50 \$50
106C-06	State of Calif. (Owners)	Owner: Extended Standard	\$50 \$50
106.1-06	State of Calif. (Owners)	Owner: Extended Standard	\$50 \$50
106.1C-06	State of Calif. (Owners)	Owner: Extended Standard	\$50 \$50
106.2-06	State of Calif. (Owners)	Owner: Extended Standard	\$50 \$50
106.2C-06	State of Calif. (Owners)	Owner: Extended Standard	\$50 \$50
107.1-06	Allocation of Liability of Parcels (Owner or Lender)	All Policies	N/C
107.2-06	Increased Liability, Amount of Insurance, Increase (Owner or Lender)	All Policies	Difference in premium between the new and old liability amounts.
107.5-06	Leasehold Improvements (Lessee or Lender)	Lender: Extended Loan Leasehold Standard Loan Leasehold Extended Loan	10%, Min \$100  10%, Min \$100 10%, Min \$100
107.9-06	Additional Insured (Owners or Lender)	All Policies	\$100

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
107.10-06	Additional Insured (Owner or Lender)	All Policies	\$150
107.11-06	Non-Merger after Lender Acquires Title (Lender)	Lender: Extended	20%
108.7	Additional Advance (Lender)	Lender: Standard	65%, Min \$250 based on amt of advance, plus 10% to include priority insurance over M/L. When issued in conjunction with Modification endorsement, the charge for both endorsements shall be the above charge or the charge for the Modification endorsement, whichever is higher
108.8-06	Additional Advance (Lender)	Lender: Extended	75% based on amount of advance Min \$300 When issued in conjunction with Modification endorsement, the charge for both endorsements shall be the above charge or the charge for the Modification endorsement, whichever is higher

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
108.9	Additional Advance - D.V.A. (Owner)	Owners	Applicable Owner's Premium – based on type of policy at amount of advance. DVA Owners applicable rate base upon type of policy and amount of advance.
108.10-06	Revolving Credit Loan, Increase (Lender)	Lender: All Policies	80% of basic rate based on the amount of the advance.
109	Oil and Gas Lease, No Assignments (Owner or Lender)	Owner: Standard Lender: Standard	20% 20%
110.1-06	Deletion of Item From Policy (Owner or Lender)	Owner: All Policies Lender: All Policies	\$100 \$100
110.3-06	Minerals, Conveyance of Surface Rights (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	10% 20% 10% 10%
110.4-06	Modification Mortgage (Lender)	Lender: Extended	20% based upon loan balance, minimum \$150



**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
110.5-06	Modification Mortgage (Lender)	Lender: Extended	45% based upon loan balance Minimum \$300. If issued within 18 months of the original policy, maximum charge of \$750.
SE 56-06	110.5A (non-CLTA Form) (Lender)	Lender: Extended	\$300
SE-57-06	110.5B (Lender)	Lender: Extended	Lender 35% on unpaid balance, Min \$415
110.6	Modification of Mortgage (Lender)	Lender: Standard	35% on unpaid balance, Min \$300. If issued within 18 months of the original policy, maximum charge of \$750.
110.7-06	Insurance Against Enforceability of Items (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	All: Pricing commensurate with risk involved, \$100 Min.
110.9-06 (ALTA 8.1-06)	Environmental Protection Lien (Lender)	Lender: All Policies (residential only)	\$25
110.9.1-06 (ALTA 8.2-06)	Commercial Environmental Protection Lien (Owner or Lender)	All Policies	\$100

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
110.10-06	Mortgage Modification & Additional Advance	Lender: Extended	The greater of: (a) The applicable rate for a 108.8-06 Endorsement; or (b) The applicable rate for a 110.5-06 Endorsement. Minimum \$300
110.11-06 (ALTA 11-06)	Modification Mortgage (Lender)	Lender: Extended	35% based on unpaid balance including additional advance, if any.
110.11.1-06 (ALTA 11.1-06)	Mortgage Modification with Subordination (Owner or Lender)	Lender: Extended	35% based on unpaid balance including additional advance, if any.
110.11.2-06 (ALTA 11.2-06)	Mortgage Modification w- Additional Amount of Insurance	Lender: Extended	35% of Basic Rate for existing balance of loan; 100% of Basic Rate for additional advance
111-06	Mortgage Priority, Partial Reconveyance (Lender)	Lender: All Policies	15% based on unpaid balance
111.1-06	Mortgage Priority, Partial Reconveyance (Lender)	Lender: All Policies	10% based on unpaid balance
111.2-06	Mortgage Priority, Subordination (Lender)	Lender: Extended Standard	10% when issued with policy; 30% if attached subsequent to issue of policy.
111.3-06	Mortgage Priority, Encroachment, address (Lender)	Lender: All Policies	30% based on unpaid balance.
111.4-06	Mortgage Impairment After Reconveyance (Lender)	Lender: All Policies	10% based upon loan balance.

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
111.5-06 (ALTA 6-06)	Variable Rate Mortgage (Lender)	Lender: All Policies	N/C
111.7-06	Variable Rate Renewal (Lender)	Lender: All Policies	N/C
111.8-06 (ALTA 6.2-06)	Variable Rate Mortgage, Negative Amortization (Lender)	Lender: All Policies	N/C
111.9-06	Variable Rate, FNMA 7 Year Balloon, FNMA Balloon Mortgage	Lender: Extended	N/C
111.10-06	Revolving Credit Loan, Optional Advance (Lender)	Lender: All Policies	\$25
111.11-06	Revolving Credit Loan, Obligatory Advance (Lender)	Lender: All Policies	\$25
111.14-06 (ALTA 14-06)	Future Advance, Priority (Lender)	ALTA Loan Policy Only, Lender: Extended: Standard	N/C N/C
111.14.1-06 (ALTA 14.1-06)	Future Advance, Knowledge (Lender)	Lender: Extended	N/C
111.14.2-06 (ALTA 14.2-06)	Future Advance, Letter of Credit (Lender)	Lender: Extended	N/C
111.14.3-06 (ALTA 14.3-06)	Future Advance, Reverse Mortgage (Lender)	Lender: Extended	N/C
112	Bondholders Policy (Bondholder)	Lender: Standard	\$25
112.1-06	Bondholders Policy (Bondholder or Lender)	Lender: Standard	\$25
112.2	Bondholder, Joint Powers Transactions (Bondholder or Lender)	Lender: Standard	\$25
114-06	Co-Insurance (Lender)	Lender: Extended Standard	Division of fees between title companies agreement. Rate applicable for the amount of liability assumed

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
114.1-06	Co-Insurance, Joint and Several Liability (Lender)	Lender: Extended Standard	Division of fees between title companies agreement. Rate applicable for the amount of liability assumed
114.2-06	Co-Insurance, Joint and Several Liability (Lender)	Lender: Extended Standard	Division of fees between title companies agreement. Rate applicable for the amount of liability assumed
114.3-06	Co-Insurance, Single Policy (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	Division of fees between title companies agreement. Rate applicable for the amount of liability assumed
115-06	Condominium (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C N/C N/C N/C
115.1-06 (ALTA 4-06)	Condominium (Lender)	Lender: Extended Standard	N/C N/C
115.2-06 (ALTA 5-06)	Planned Unit Development (Lender)	Lender: Extended	N/C
115.3-06 (ALTA 4.1-06)	Condominium (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C N/C N/C N/C



**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
115.4-06 (ALTA 5.1-06)	Planned Unit Development (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C N/C N/C N/C
116-06	Designation of Improvements, Address (Lender)	Lender: Extended	N/C
116.01-06 (ALTA 22-06)	Location (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C N/C N/C N/C
116.02-06 (ALTA 22.1-06)	Location and Map (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C N/C N/C N/C
116.1-06 (ALTA 25-06)	Same as Survey (Owner or Lender)	Owner: Extended Lender: Extended	N/C N/C
116.1.2-06 (ALTA 25.1-06)	Same as Portion of Survey (Owner or Lender)	Owner: Extended Lender: Extended	N/C N/C
116.2-06	Designation of Improvements, Condo (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C N/C N/C N/C
116.3-06	Legal Description, New Subdivision (Owner or Lender)	Owner: All Policies Lender: All Policies	20% 10%

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
116.4-06 (ALTA 19.1-06)	Contiguity – Single Parcel (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	20% 20% 10% 20%
116.4.1-06 (ALTA 19-06)	Contiguity – Multiple Parcels (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	N/C 20% N/C 10%
116.5-06 (ALTA 7-06)	Manufactured Housing Unit (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$50 \$50 \$50 \$50
116.5A (not CLTA End) (SE-18)	Unconverted Mobile home	Lender: Extended	N/C
116.5.1-06 (ALTA 7.1-06)	Manufactured Housing, Conversion, Loan (Lender)	Lender: Extended Standard	\$50 \$50
116.5.2-06 (ALTA 7.2-06)	Manufactured Housing, Conversion, Owner (Owner)	Owner: Extended Standard	\$50 \$50
116.6-06	Manufactured Housing Unit Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$50 \$50 \$50 \$50

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
116.7-06	Subdivision Map Act Compliance (Owner or Lender)	Owner: Extended Standard Lender: Extended  Standard	10% 10%  10%, N/C if issued concurrently with Owner's Policy) 10%
116.8-06 (ALTA 26-06)	Subdivision (Owner or Lender)	Owner: Extended Standard Lender: Extended  Standard	10% 10%  10%, N/C if issued concurrently with Owner's Policy 10%
117-06 (ALTA 12-06)	Aggregation (Lender)	Lenders: Extended Standard	10% 10%
117.1-06 (ALTA 12.1-06)	Aggregation, State Limits (Lender)	Lenders: Extended Standard	10% 10%
119-06	Validity of Lease in Schedule B (Lender)	Lenders: Extended Standard	20% 20%
119.1	Leasehold Policy, Additional Exceptions (Owner or Lender, Leasehold)	Owner: Standard Lender: Standard	N/C  N/C
119.2-06	Validity and Priority of Lease (Lender)	Lender: Extended	20%
119.3-06	Priority of Lease (Lender)	Lender: Extended	10%
119.4	<del>Validity of Sublease, Joint Powers (Bondholder's Policy)</del>	Lender: Standard	10%
119.5-06 (ALTA 13-06)	Leasehold Owner's (Owner's)	Owner: Extended Standard	N/C N/C

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
119.6-06 (ALTA 13.1-06)	Leasehold Loan (Lender)	Lender: Extended Standard	N/C N/C
120.2	Subordination of Prior Mortgage Lease (Owner or Lender-Leasehold Policies, only)	Owner: Extended Standard Lender: Extended Standard	20% 20% 20% 20%
122-06	Construction Lender Advance (Lender)	Lender: Extended	Full disbursement at time policy is issued: 15%, Min \$300, No Max; separate advances 15% based on amount of advance with Min \$100 and Max \$300.



# CHICAGO TITLE INSURANCE COMPANY

CLTA NO.	DESCRIPTION	POLICY FORM	CHARGE (Percentage of applicable Base Rate unless otherwise indicated)
122.1A-06	Construction Loan Advance, Initial Advance 2006 Loan Policy (Lender	Lender: Extended	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State Regional or Underwriting Counsel or higher per Company's underwriting requirements prior to closing. (Note: This endorsement requires a general ML exception and a special Schedule B exception regarding Definition of Mechanics' Lien Coverage Liability Limit in the preliminary report, title commitment and policy)

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
122.1B-06	Construction Loan Advance, Subsequent Disbursement 2006 Loan Policy (Lender)	Lender: Extended	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State Regional or Underwriting Counsel or higher per Company's underwriting requirements prior to closing. (Note: This endorsement requires a general ML exception and a special exception regarding Definition of Coverage Cut-Off Date in Schedule B of the preliminary report, title commitment and policy).
122.2-06	Construction Lender Advance (Lender)	Lender: Extended	80% based upon amount of advance, Min \$250
123.1-06 (ALTA 3-06)	Zoning, Unimproved Land (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	15% 15% 15% 15%

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
123.2-06 (ALTA 3.1-06)	Zoning, Completed Structure (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	25% 25% 20% 20%
123.3-06 (ALTA 3.2-06)	Zoning, Land Under Development (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	25% 25% 20% 20%
124.1-06	Covenants are Binding (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	20% 20% 15% 15%
124.2-06	Covenants in Lease are Binding (Lessee or Lender)	Owner Lessee, only: Extended Standard Lender all policies: Extended       Standard	20% 20%       15% (only one charge applies when both endorsements 124.2-06 and 124.3-06 are issued on one policy) 15% (only one charge applies when both endorsements 124.2-06 and 124.3-06 are issued on one policy)

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
124.3-06	Covenants in Lease are Binding (Lessee or Lender)	Owner Lessee, only: Extended Standard Lender All policies:	20% 20%  10% (only one charge applies when both endorsements 124.2-06 and 124.3-06 are issued on one policy)
125-06 (ALTA 2-06)	Truth in Lending (Lender)	Lender: Extended	10%, Min \$25, Max \$100.
127-06 (ALTA 15-06)	Nonimputation – Full Equity Transfer (Owner)	Owner: Extended Standard	10% 10%
127.1-06 (ALTA 15.1-06)	Nonimputation – Additional Insured (Owner)	Owner: Extended  Standard	10% based on percentage interest acquired by Additional Insured 10% based on percentage interest acquired by Additional Insured
127.2-06 (ALTA 15.2-06)	Nonimputation – Partial Equity Transfer (Owner)	Owner: Extended Standard	10% 10%
128-06 (ALTA 16-06)	Mezzanine Financing (Owner)	Owner: Extended  Standard	20% based on amount of Mezzanine Loan 20% based on amount of Mezzanine Loan



**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
129-06 (ALTA 18-06)	Single Tax Parcel (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$100 \$100 \$100 \$100
129.1-06 (ALTA 18.1-06)	Multiple Tax Parcels (Owner or Lender)	Owner: Extended Standard Lender: Extended Standard	\$100 \$100 \$100 \$100
130-06 (ALTA 20-06)	First Loss, Multiple Parcel Transactions (Lender)	Lender: Extended Standard	10% 10%
132-06 (ALTA 27-06)	Usury (Lender)	Lender: Extended Standard	\$150 \$150
133-06 (ALTA 24-06)	Doing Business As (Lender)	Lender: Extended Standard	\$100 \$100
134-06 (ALTA 29-06)	SWAP Interest Rate Swap, Direct Obligation (Lender)	Lender: Extended Standard	10% 10%
134.1-06 (ALT 29.1-06)	SWAP Interest Rate Swap, Additional Interest (Lender)	Lender: Extended Standard	10% 10%
134.2-06 (ALT 29.2-06)	SWAP Interest Rate Swap, Direct Obligation – Defined Amount (Lender)	Lender: Extended  Standard	10%, plus 100% of Basic Rate for Additional Liability shown in Endorsement. 10%, plus 100% of Basic Rate for Additional Liability shown in Endorsement.

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
134.3-06 (ALT 29.3-06)	SWAP Interest Rate Swap, Additional Interest – Defined Amount (Lender)	Lender: Extended  Standard	10%, plus 100% of Basic Rate for Additional Liability shown in Endorsement. 10%, plus 100% of Basic Rate for Additional Liability shown in Endorsement.
135-06 (ALTA 30-06)	One to Four Family Shared Appreciation (Lender, Residential, only)	Lender: Extended Standard	N/C N/C
135.1-06 (ALTA 30.1-06)	Commercial Participation Interest (Lender)	Lender: Extended	N/C
136-06 (ALTA 31-06)	Severable Improvements (Lender)	Owner: Extended Lender: Extended	N/C N/C

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
137-06 (ALTA 32-06)	Construction Loan - Pending Disbursement (Lender)	Lender: Extended	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing. (Note: This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Limit in the Preliminary report, title commitment and policy.)

# CHICAGO TITLE INSURANCE COMPANY

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
137.1-06 (ALTA 32.1-06)	Construction Loan - Loss of Priority - Direct Payment (Lender)	Lender: Extended	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing. (Note: This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Limit in the Preliminary report, title commitment and policy.)



CHICAGO TITLE INSURANCE COMPANY

CLTA NO.	DESCRIPTION	POLICY FORM	CHARGE (Percentage of applicable Base Rate unless otherwise indicated)
137.2-06 (ALTA 32.2-06)	Construction Loan, Loss of Priority, Insured's Direct Payment (Lender)	Lender: Extended	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing. (Note: This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Limit in the Preliminary report, title commitment and policy.)

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
138-06 (ALTA 33-06)	Disbursement (Lender)	Lender: Extended	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing. (Note: This endorsement requires a general ML exception and a special Schedule B Exception regarding Definition of Mechanics' Lien Limit in the Preliminary report, title commitment and policy.)
139-06 (ALTA 34-06)	Identified Risk Coverage (Lender)	Owner: Extended  Lender: Extended Standard	10%, Min \$100 and Max \$500  N/C N/C
140-06 (ALTA 35-06)	Minerals & Other Subsurface Substances, Buildings (Owner or Lender)	Owner: Extended  Lender: Extended Standard	10%, Min \$100 and Max \$500  N/C N/C

**CHICAGO TITLE INSURANCE COMPANY**

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
140.1-06 (ALTA 35.1-06)	Minerals & Other Subsurface Substances - Improvements (Owner or Lender)	Owner: Extended  Lender: Extended Standard	10%, Min \$100 and Max \$500  N/C N/C
140.2-06 (ALTA 35.2-06)	Minerals & Other Subsurface Substances - Described Improvements (Owner or Lender)	Owner: Extended  Lender: Extended Standard	10%, Min \$100 and Max \$500  N/C N/C
140.3-06 (ALTA 35.3-06)	Minerals & Other Subsurface Substances, Land Under Development (Owner or Lender)	Owner: Extended  Lender: Extended Standard	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing.
141-06 (ALTA 36-06)	Energy Project, Leasehold/Easement (Owner's)	Owner: Extended Standard	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing.

# CHICAGO TITLE INSURANCE COMPANY

<b>CLTA NO.</b>	<b>DESCRIPTION</b>	<b>POLICY FORM</b>	<b>CHARGE</b> (Percentage of applicable Base Rate unless otherwise indicated)
141.1-06 (ALTA 36.1-06)	Energy Project, Leasehold/Easement (Lender)	Lender: Extended Standard	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing.
141.2-06 (ALTA 36.2-06)	Energy Project, Leasehold (Owner)	Owner: Extended Standard	Pricing is commensurate with the loss of priority risk and the issuance of these forms must be authorized in writing by State or Regional Underwriting Counsel or higher per Company's underwriting requirements prior to closing.



# CHICAGO TITLE COMPANY

## ESCROW FEES AND CHARGES FOR THE STATE OF CALIFORNIA



**EFFECTIVE: April 22, 2020**  
**(Unless Otherwise Specified Herein)**

**PART II**

**Escrow Services for Residential Property 1-4 Family Unit Residential Properties  
Including Individual Vacant Lots which will be used for 1-4 Residential Purposes**

## Chapter 2 Residential Sale Escrow Services

### 2.0 Residential Sale Escrow Services

For Transactions involving the sale of Residential Property, the following rates shall apply:

#### Southern California Counties

### 2.1 Zone 1 (Orange, Riverside and San Bernardino Counties):

#### A. Orange County, only

Sale Price	Escrow Rate
\$ 0 to \$1,000,000	\$700 base plus \$4 per thousand (minimum \$800)
Over \$1,000,000	Minimum \$4,700. See Section 2.12 for possible additional charges.

#### B. Riverside and San Bernardino Counties, only

Sale Price	Escrow Rate
\$ 0 to \$1,000,000	\$700 base plus \$4 per thousand (minimum \$800)
Over \$1,000,000	Minimum \$4,700. See Section 2.12 for possible additional charges.

### 2.2 Zone 2 (Los Angeles County):

Sale Price	Escrow Rate
\$ 0 to \$1,000,000	\$700 base plus \$4 per thousand (minimum \$800)
Over \$1,000,000	Minimum \$4,700. See Section 2.12 for possible additional charges.

### 2.3 Zone 3 (Ventura County):

Sale Price	Escrow Rate
\$ 0 to \$1,000,000	\$700 base plus \$4 per thousand (minimum \$800)
\$1,000,001 to \$1,500,000	\$4,700 plus \$2 per thousand over \$1,000,000
Over \$1,500,000	Minimum \$5,700. See Section 2.12 for possible additional charges.

**PART III  
COMMERCIAL  
ESCROW SERVICES**

**This part contains pricing for Owner's/Lessee's interests and loans for any property other than a single family 1-4 residence not otherwise addressed in other parts of this manual.**



**Chapter 7 Commercial Escrow Fees and Charges for any Property other than a Single Family 1-4 Residence not otherwise addressed in other parts of this Manual**

**7.0 Commercial Sale Escrow Services**

Applicable to the following Zones:

- a. Zone 1, Orange, Riverside and San Bernardino Counties
- b. Zone 2, Los Angeles County
- c. Zone 6, San Luis Obispo and Santa Barbara Counties
- d. Zone 10, San Diego County

Transaction Amount	Fee Charged
Up to \$ 60,000	\$630
\$ 60,001 to \$100,000	\$725
\$100,001 to \$150,000	\$775
\$150,001 to \$200,000	\$825
\$200,001 to \$250,000	\$875
\$250,001 to \$300,000	\$925
\$300,001 to \$350,000	\$975
\$350,001 to \$400,000	\$1,025
\$400,001 to \$450,000	\$1,075
\$450,001 to \$500,000	\$1,125
\$500,001 to \$550,000	\$1,240
\$550,001 to \$600,000	\$1,355
\$600,001 to \$650,000	\$1,470
\$650,001 to \$700,000	\$1,585
\$700,001 to \$750,000	\$1,700
\$750,001 to \$800,000	\$1,815
\$800,001 to \$850,000	\$1,930
\$850,001 to \$900,000	\$2,045
\$900,001 to \$950,000	\$2,160
\$950,001 to \$1,000,000	\$2,275
\$1,000,001 to \$2,000,000	\$2,675
\$2,000,001 to \$3,000,000	\$3,175
\$3,000,001 and up	Minimum \$3,175. If additional charges are to be made, they will be based on the costs incurred and additional responsibilities assumed by the Company, and must be agreed to by the customer in writing. In writing includes customer's approval of settlement statement.