



Review of the New Jersey Title Insurance Rate Manual

*Understanding Title
Insurance Rates, Fees,
Charges and Rules.*

Presented By: Kevin Guyon, Esq.

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INTRODUCTION

- 1. Regulatory Overview**
- 2. Definitions & Key Terminology (ARTICLE 1)**
- 3. Methods of Operation (ARTICLE 2)**
- 4. General Rules (ARTICLE 3)**
- 5. Underwriting Rates (ARTICLE 4)**
- 6. Examination & Search Charges (ARTICLE 5)**
- 7. Settlement Charges (ARTICLE 6)**
- 8. Miscellaneous Charges (ARTICLE 7)**
- 9. Government/Charitable Transactions (ARTICLE 9)**
- 10. Endorsements Overview (ARTICLE 10)**

ABOUT THE RATING BUREAU

- The **New Jersey Land Title Insurance Rating Bureau** (NJLTI Rating Bureau) is an organization in New Jersey that is responsible for the **regulation and establishment of title insurance rates** and policies within the state. It plays a key role in overseeing the operations of title insurance companies and ensuring that they operate within the legal and financial framework set by state regulations.
- The Rating Bureau operates under **N.J.S.A. 17:46B-46**. This statute provides for the establishment of a “Rating Organization” that has the power to exist as a licensed rating bureau.
- It has this power, as long as it qualifies as a Rating Organization, approved by the DOBI insurance commissioner, and adheres to the rules promulgated by the Commissioner.

THE RATING BUREAU AND THE RATE MANUAL

- **N.J.S.A. 17:46B-41. General provisions** Regulating title insurance rates to the end that they shall not be excessive, inadequate or unfairly discriminatory and to authorize cooperative action between or among title insurance companies in rate making. Nothing herein is intended to prohibit or discourage reasonable competition, or to require, prohibit or discourage, except to the extent necessary to accomplish the purposes stated above, uniformity in title insurance rates, rating systems and rating plans and practices.
- The Rating Bureau consists of a list of Member and Subscribers as set-forth on page ii of the Rate Manual. Twenty-two members currently licensed in the State.

MANUAL OVERVIEW

- The Rate Manual is the official guide, approved by the New Jersey Department of Banking and Insurance (DOBI) and maintained by the Rating Bureau, that sets forth the rules, rates, and procedures governing how title insurance premiums and related charges must be calculated and applied in the state.
- The rates and charges for title insurance contained within the NJ Rate Manual have been approved by the Commissioner of DOBI in accordance with the Title Insurance Act of 1974,, N.J.S.A. 17:46B-1 ET Seq., as amended.
- The rates currently in effect, apply to policies issued after November 1, 2023. There are no approved rates for title insurance outside of the four corners of the manual and you may not deviate from these rates, unless same as been approved by the Commissioner of DOBI.

WHY DOES THE RATE MANUAL MATTER-THE PURPOSE

1. The manual is essential guidance for title insurance companies, underwriters, title insurance agents, attorneys, lenders and other real estate professionals.
2. The manual ensures fair pricing and transparency.
3. The manual ensures regulatory compliance.
4. The manual protects consumers and insurers.
5. The manual facilitates Industry Consistency.
6. The manual allows the industry to Adapt to Changes in the market.

KEY DEFINITIONS AND TERMINOLOGY: ARTICLE 1

- 1.1 "**Approved Attorney**" means an attorney-at-law admitted to practice in the State of New Jersey who is not an employee of a title insurance company or Title Insurance Agent, who is approved by an Insurer and upon whose examination of title and report thereon the Insurer or Title Insurance Agent may issue a Policy of title insurance.
- 1.2 "**Charges for Title Insurance**", as used herein, are all the rates and charges as approved by the Commissioner of Banking and Insurance pursuant to N.J.S.A. 17:46B-41, et seq.

KEY DEFINITIONS AND TERMINOLOGY: ARTICLE 1

- 1.3.1 **“Contemporaneously-Issued Policies”** means two or more loan Policies issued at the same time, insuring more than one mortgage encumbering the same Land (or a portion or portions thereof), in accordance with the provisions of Section § 3.3.4 of this Manual.
- 1.9.1 **“Simultaneously-Issued Policy”** is a loan Policy wherein the mortgage insured thereunder was made within sixty (60) days of the Date of Policy of an owner’s Policy, in accordance with the provisions of §3.4 of this Manual.
- 1.11 **“Transaction Management Platform Fees”** are those fees charged on a per file/transaction basis to the Insurer or Title Insurance Agent by software vendors to process and post title, settlement and related documents on the internet in order to enable customers, lenders and/or their representatives to access and/or obtain delivery of title, settlement and related documents

KEY DEFINITIONS AND TERMINOLOGY: ARTICLE 1

- 1.10 **"Title Insurance Agent"** shall mean a person or entity as defined in N.J.S.A. 17:46B-1(i) who or which holds a valid license from the State of New Jersey and is a party to a written contract with an Insurer which authorizes the Title Insurance Agent to prepare and issue title insurance Commitments, Policies and Endorsements on its behalf. Nothing contained in this Manual shall be construed to extend the authority or scope of agency of a Title Insurance Agent beyond that which is set forth in its contract with an Insurer

KEY DEFINITIONS AND TERMINOLOGY: ARTICLE 1

- 1.12 **Underwriting Rate:** "Underwriting Rate" or "Underwriting Charge" is that charge made by the Insurer or Title Insurance Agent for the liability undertaken under the Policy and is based on the amount of insurance shown in the Policy. The rules for determining the Standard Underwriting Rate, Refinance Underwriting Rate, Modification Underwriting Rate and Construction Underwriting Rate are set forth in Article 4 of this Manual.

ARTICLE 2: METHODS OF OPERATION

- 2.1 **"Company or Title Insurance Agent Procedure"**: Under this procedure the Insurer or Title Insurance Agent examines the title and issues its Commitment for insurance. In some instances, the Insurer or Title Insurance Agent may perform certain services relating to the closing or settlement.
- 2.2 **"Approved Attorney Procedure"**: Under this procedure the approved attorney certifies the title to the Insurer or Title Insurance Agent on a preliminary report of title based upon the approved attorney's examination of title.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

3.1 Owner's coverage: Different stages of ownership:

- 3.1.1 **Acquisition of Title:** The rate for owner's coverage issued at the time of acquisition of the property must be based upon the full consideration of the property transaction, including the aggregate unpaid sum of any mortgage or other assumed liens.
- 3.1.2 **Other Than Acquisition of Title:** When an owner's Policy is issued at a time other than at acquisition of title to the Land, the Underwriting Rate shall be based upon at least the then present fair market value of the Land as established to the satisfaction of the Insurer at the time the owner's Policy is issued.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

- 3.1.3 **Conversion of Estate Insured**: When the insured under a loan Policy acquires title to the Land by foreclosure or by voluntary conveyance in extinguishment of the debt or when an insured lessee or optionee acquires the fee simple estate and an owners Policy of title insurance is requested, insuring the acquisition, the rate shall be the Standard Underwriting Rate as calculated in 3.1.1 and 3.1.2 as described above.
- 3.1.4 **Rates Calculated in Whole Dollars**: All rates under the Rate Manual must be calculated to the nearest whole dollar amount.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

- 3.1.5 **Right to Impose Special Charges**: When an Insurer is requested to insure a title involving special risks or unusual hazards, additional charges may be imposed.
- 3.1.6 **Cancellation Fee**: When an application for title insurance is canceled prior to closing or when the proposed transaction is not consummated, the cancellation fee shall be the examination charge plus other charges which have been incurred.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

3.2 The Leasehold Rate

(a) an amount equal to the aggregate of the total rentals payable under the lease; or

(b) the aggregate amount of the total rentals for the six (6) years immediately following the settlement or closing of the lease transaction (on percentage leases, a statement of estimated rent may be used); or

(c) the appraised fair market value of the Land and improvements at the time of insuring the premises established by an appraiser acceptable to the Insurer; or

(d) when insuring an assignment of a leasehold estate, the full consideration for the estate, including all obligations assumed.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

- 3.2.1 **Issuance of Leasehold Owner's Policy in Conjunction with and at the Same Time as Issuance of a Fee Simple Owner's Policy.** When fee simple owner's and leasehold owner's Policies covering the same Land are issued in conjunction with and at the same time as each other, the Underwriting Rate for the leasehold owner's Policy shall be 30% of the Underwriting Rate for the fee simple owner's Policy up to the fee simple owner's Policy amount of insurance.
- The Underwriting Rate for the amount of insurance of the leasehold Policy exceeding the fee simple owner's Policy shall be calculated at the Standard Underwriting Rate in the applicable bracket or brackets

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

3.3 Loan Coverage:

- 3.3.1 **Upon Creation of the Mortgage:** When title insurance is to be issued to a mortgagee at the time the mortgage is created, the face amount of the mortgage shall determine the Underwriting Rate.
- 3.3.2 **After Creation of the Mortgage:** When title insurance is to be issued after the mortgage has been created, the Underwriting Rate shall be determined by the unpaid principal amount of the mortgage at the time the insurance is issued.
- 3.3.3 **Mortgage covering Personality:** One may only collect a premium on Real Property, including fixtures.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

- **3.3.4 Junior Mortgages (including Secondary and Wraparound):**
When a loan Policy is issued to a junior mortgagee at the time the junior mortgage is created, the face amount of the junior mortgage shall determine the Underwriting Rate.
- When separate loan Policies of title insurance are issued contemporaneously insuring more than one mortgage on the same Land, they shall be treated for insurance purposes as a single transaction.
- When a wraparound mortgage is being insured, the Underwriting Rate shall be the rate applicable to refinance, as to existing debt being wrapped around.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

- **3.4 Simultaneously Issued Policies:** When a mortgage policy is issued at the same time as an owner's or leasehold policy, in the same estate, the Rate shall be based on the greatest amount of coverage. The charge for a simultaneously issued policy is \$25.
- **The 60 Day Rule:** If the mortgage to be insured is made within sixty (60) days of the date of policy of the owner's policy, and the amount of insurance does not exceed the amount of insurance of the owner's policy, the simultaneous-issue charge shall be \$25.00.
- In the event the mortgage is made after the expiration of the sixty (60) day period, the simultaneous-issue charges shall not be applied.

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

- **3.4.1 Endorsement Charges on Simultaneously Issued Policies:**
Whenever two or more policies are to be issued simultaneously and the Insurer is requested to issue the same endorsement for multiple policies, only a single charge shall be made for the issuance of such Endorsement.
- **3.5.1 Coinurance: Bases of Fee:** In a transaction where the aggregate liability assumed is divided severally among two or more Insurers from the first dollar, the Underwriting Charge shall be based upon the aggregate liability assumed by all Insurers, with the same being distributed to each Insurer in direct proportion its respective share of the aggregate liability assumed,

ARTICLE 3: GENERAL RULES: - BASIS FOR CALCULATING UNDERWRITING RATES:

3.5.2 Coinsurance: Bases of Fee: In a transaction where all or part of the aggregate liability assumed is divided jointly and severally among two or more Insurers from the first dollar, the aggregate Underwriting Charge for the liability assumed up to the dollar limit of joint and several liability shall be 120% of the applicable Underwriting Charge, and the aggregate Underwriting Charge for co-insurance above the dollar limit of joint and several liability shall be based upon the aggregate liability assumed by all Insurers, and shall be distributed to each Insurer in direct proportion to its respective share of the aggregate liability assumed.

ARTICLE 4: SCHEDULE OF RATES

- 4.1 **Minimum underwriting charge**: \$200.00
- 4.2 **Standard Underwriting Rate Schedule**:
 - \$0 to \$100,000: \$5.25 per \$1,000
 - \$100,001 to \$500,000: +\$4.25 per \$1,000
 - \$500,001 to \$2 million: +\$2.75 per \$1,000
 - Over \$2 million: +\$2.00 per \$1,000

ARTICLE 4: SCHEDULE OF RATES

- **4.5 Underwriting Rate Applicable to Construction Loans:**
- Construction Loans (≤ 3 years): \$1.00 per \$1,000.
- Three-year Term Policy; coverage terminates and may not be extended.
- Issued for Temporary Construction Mortgages.
- Claims must be brought within the three term and may not be extended.
- Policy is issued with the Special Construction Loan Policy Endorsement (NJRB 5-10).
- Insured may elect to obtain a permanent policy prior to expiration.

ARTICLE 4: SCHEDULE OF RATES

- 4.6.1 **Underwriting Rates Applicable to Refinance Loans:**
 - \$0 to \$100,000: \$2.75 per \$1,000
 - \$100,001 to \$500,000: +\$2.50 per \$1,000
 - \$500,001 to \$2 million: +\$2.25 per \$1,000
 - Over \$2 million: +\$1.75 per \$1,000

ARTICLE 4: SCHEDULE OF RATES

4.6.2 Underwriting Rates Applicable to Modifications:

- \$0 to \$100,000: \$1.75 per \$1,000
- \$100,001 to \$500,000: +\$1.50 per \$1,000
- \$500,001 to \$2 million: +\$1.25 per \$1,000
- Over \$2 million: +\$1.00 per \$1,000

ARTICLE 4: SCHEDULE OF RATES

- **4.8 Rates Applicable to Enhanced Coverage Policies and Endorsements.**
- The Underwriting charge for the issuance of the Enhanced Coverage Policy is 120% of the applicable underwriting charge in the transaction.
- May be issued for both owner's and loan coverage; but does not need to be issued together.
- Loan version of the Enhanced Coverage Policy includes the ALTA 9.10, ALTA 8.1, ALTA 6 and 6.2, ALTA 4.1 and the ALTA 5.1 at no additional charge.
- May be issued on one-to-four family residential transactions only.

ARTICLE 4: SCHEDULE OF RATES

- 4.10 **Endorsements Incorporated by Reference.**
- With the exception of Section 4.8 of the manual, regarding the issuance of included endorsements in the Enhanced Coverage Loan Policy, the issuance of a separate endorsement requires the insured to pay the applicable endorsement charge as set-forth in the manual, in addition to the underwriting charge for the issuance of the policy.

ARTICLE 4: SCHEDULE OF RATES

4.7 MORTGAGE FORECLOSURE INSURANCE

4.9 BALLOON LOAN MODIFICATION LIMITED POLICY (NJRB 2-13)

4.11 ALTA RESIDENTIAL LIMITED COVERAGE MORTGAGE
MODIFICATION POLICY (NJRB 2-20)

4.12 ALTA RESIDENTIAL LIMITED COVERAGE JUNIOR LOAN POLICY
(NJRB 2-25) AND ALTA SHORT FORM RESIDENTIAL LIMITED
COVERAGE JUNIOR LOAN POLICY (NJRB 2-26)

ARTICLE 5: EXAMINATION AND SEARCH CHARGES

- 5.1 **Examination Charge:** If an agent examines the title to Land and issues a Commitment to insure, the charge for the examination involving a single chain of title shall be \$100.00.
- 5.4 **Additional Chains of Title:** For each additional chain of title the examination charge shall be \$100.00.
- 5.5 **Land in Two or More Counties:** Where the Land in question lies in two or more counties, a separate examination charge shall be made for each county.

5.3 PASS THROUGH CHARGES FOR SEARCHES



1. New Jersey Superior Court, U.S. District Court and U.S. Bankruptcy Court searches;
2. municipal tax and assessment searches;
3. municipal utility, water and sewer authority searches;
4. corporate status and franchise tax reports;
5. uniform commercial code searches;
6. county clerk's and register's office searches, including pre- and post-closing continuation searches;
7. surrogate's court searches;
8. abstracts or certificates of regulatory of judicial proceedings;
9. tidelands searches; and
10. photocopy charges associated with any of the searches set forth above

ARTICLE 7: MISCELLANEOUS CHARGES

- 7.1 a. **Service Charges:** If the agent is recording documents as part of the transaction that the agent is insuring, in addition to the applicable recording fees, the Insurer or the agent may charge an additional service charge of \$5.00 for each instrument to be recorded.
- 7.1 b. if the agent arranges for the satisfaction or partial release of existing mortgages, the Insurer or Title Insurance Agent shall charge \$75.00 for each mortgage to be satisfied or partially released, in addition to the applicable recording fees.
- 7.1 c. if the agent arranges for (i) a subordination of mortgage, other lien, or other interest; (ii) a warrant to satisfy judgment; or (iii) a release of property from a judgment, the Insurer or Title Insurance Agent shall charge \$35.00 for each such document, in addition to the applicable recording fees

ARTICLE 7: MISCELLANEOUS

CHARGES

- 7.2.1 **Photocopying charges**: a copy of the C/D or settlement statement, deed, mortgage and note must be supplied free of charge; however, an agent may charge \$.50 per page for the first to tenth page, \$.25 per page for the eleventh to the twentieth page, and \$.10 per page for all pages over the twentieth page to the party requesting copies.
- 7.2.2 **Printing charges**: an agent may charge \$25.00 for electronically transmitted documents and downloading and printing one set. The agent may also charge a flat fee of \$25.00 for printing or photocopying as many additional sets of documents as are required beyond the first set, for a total charge not to exceed \$50.00.

ARTICLE 7: MISCELLANEOUS

CHARGES

- **7.3 Preparation of Land Descriptions:** an agent who prepares a legal description of the land from a survey at the request of a client the charge for such preparation shall be \$50.00.
- **7.4 Duplicate Policies:** if an agent is requested to issue a duplicate Policy or Policies, the charge for the issuance of each such Policy shall be \$25.00.
- **7.5 Overnight or Delivery Fees:** if an agent is asked to use an overnight delivery service or other special delivery or messenger service the agent may charge the cost for such service to the party requesting it.

ARTICLE 7: MISCELLANEOUS CHARGES

- 7.8 **Other Miscellaneous Charges:**
- Transaction Management Platform Fees.
- Closing Compliance-Related Fees imposed by Lenders or Third-Party Vendors.
- Wire Transfer Fees.
- Other Photocopy Charges.
- Sales, Use, Services, Ad Valorem or Other Taxes or fees imposed by governmental entities, etc.

ARTICLE 7: MISCELLANEOUS

CHARGES

- **7.7 Pro Forma:** When an agent is asked to issue a pro forma Policy in connection with an insured transaction, the charge for the issuance of the pro forma Policy shall be \$250.00 for each Policy, inclusive of any revisions.
- There shall be no charge for a pro forma policy or policies issued in connection with Land on which a one-to-four family residence presently exists.

ARTICLE 9: GOVERNMENT OR CHARITABLE TRANSACTION

9.1 Acquisitions by the State or any of its Political Subdivisions: the charges for title insurance may be the subject of competitive bidding or a negotiated agreement without regard to the Underwriting Rates established by the Manual. In no case shall such charges exceed the filed and approved Manual charges.

9.2 Acquisitions by the U.S. Government: same as 9.1 above.

9.3 Acquisitions by Charitable or Educational Entities: When a charitable or educational entity, which is entitled to the benefits of Section 501(c) or (d) of the Internal Revenue Code of 1954, as amended, undertakes any project involving the acquisition or financing of Land it will be the same as 9.1 above.

ARTICLE 6: SETTLEMENT CHARGES

- 1.9 **Settlement Charge:** charge imposed by an agent for attending or conducting a real estate closing or settlement in connection with a real estate transaction in which a title insurance Policy is to be issued.
- Whether disbursements are made or not.
- Regardless of where the settlement takes place.
- Whether the settlement takes place in person, by mail, or electronically.
- A settlement includes closing-or settlement-related functions, whether performed before, during or after the occurrence of the closing or settlement itself but excluding functions for which a charge is imposed under Section 7.1.

ARTICLE 6: SETTLEMENT CHARGES

- 6.1 **Settlements with Disbursements**: the fee charged for a settlement with disbursements is \$300 up to 60 minutes.
- Does not matter whether closing takes place by mail or electronically or regardless of place.
- 6.2.1 If the settlement is outside of the agent's office add an additional \$25 to the charge making it \$325.
- If outside the office the agent is entitled to travel expenses.
- 6.2.2 and 6.2.3 If the settlement takes place after regular hours, the charge is \$50 and if the length of the settlement with disbursements, exceeds 60 minutes, an additional charge of \$100.00 shall be added for each additional hour in excess of the initial 60-minute period.

ARTICLE 6: SETTLEMENT CHARGES

- 6.3 **Settlements without Disbursements**: the fee charged for a settlement without disbursements is \$150 up to 60 minutes.
- Whether closing takes place by mail or electronically it is deemed to have taken place in the agent's office.
- 6.4 If the settlement is outside of the agent's office add an additional \$25 to the charge making it \$175.
- If outside the office the agent is entitled to travel expenses.
- If the settlement takes place after regular hours, the charge is \$50 and if the length of the settlement without disbursements, exceeds 60 minutes, an additional charge of \$50 shall be added for each additional hour in excess of the initial 60-minute period.

ARTICLE 6: SETTLEMENT CHARGES

- 6.5 **Escrow Service Charge:**
- Separate charge from the settlement charge.
- Must be subject to a written agreement.
- The charge must be reasonable.
- Full disclosure of the charge must be made to the applicant/insured.

ARTICLE 6: SETTLEMENT CHARGES

- 6.6 **Closing Protection Letter (NJRB 6-07):** provides certain protection against fraud, misappropriation of funds or failure to follow written closing instructions by the Settlement Service Provider for a charge of \$75. Who is covered under the CPL?
- Lender.
- Lessee.
- An assignee of the Insured Mortgage.
- A borrower or all-cash purchaser in a one-to-four family residence which is the principal residence of the purchaser.

ARTICLE 10: ENDORSEMENTS

Endorsement Type (ALTA/Non-ALTA)

- 111 Total Approved Endorsement forms available in New Jersey.
- **ALTA Endorsements:** These endorsements are approved by the American Land Title Association (ALTA) and follow specific standards, identified by an ALTA number. There are 90 ALTA Endorsements designated with the ALTA numbering system and each also have a unique NJRB number.
- **Non-ALTA Endorsements:** These are unique to the state of New Jersey, and don't follow ALTA standards. There 21 Non-ALTA Forms or NJ Endorsements. Each with a unique NJRB number.

ARTICLE 10: ENDORSEMENTS

Endorsement Cost Structure:

- **Standard Cost Per File/Policy:** Many endorsements have a fixed or flat rate charge per file or per policy (e.g., \$25, \$50, \$75, \$150 and \$500 Flat Fee).
- **Variable Charges (Applicable Rate):** Some endorsements include a percentage-based charge, typically calculated as a percentage of the underwriting charge (e.g., 5%, 10%, 20%, 30%) with a minimum fee (e.g., \$100).
- For some Endorsements, you may also charge an exam fee.
- Some endorsements are free.

ARTICLE 10: ENDORSEMENTS

Issuance of Endorsements:

- The Rate Manual explains whether an endorsement may be issued on a Loan Policy, an owner's Policy or Both.
- The Rate Manual gives a short blurb of what the endorsement insures against or what it covers.
- The Rate Manual provides information as to whether the endorsement it is subject to provision 3.4.1.
- The Rate Manual serializes numbers for endorsements with a particular series.

**STEWART TITLE GUARANTY COMPANY
ENDORSEMENTS FOR NEW JERSEY**



Endorsement Description	ALTA or Rate Manual Section	Rate	NJRB	Owner	Loan	UW Approval
Access and Entry - Direct	ALTA 17	\$50 per file	5-115	✓	✓	
Access and Entry - Indirect	ALTA 17.1	\$50 per file	5-116	✓	✓	
Access - Utility (NJ Variation)	ALTA 17.2	\$50	5-124	✓	✓	
Aggregation - (Tie In)	ALTA 12	10% applicable rate	5-104		✓	
Aggregation - (State Limits - Loan)	ALTA 12.1	10% applicable rate	5-158		✓	✓
Anti-Taint	ALTA 43	10% underwriting charge, \$100 minimum	5-161		✓	
Assessment - Street Assessments	ALTA 1	No charge	5-86		✓	
Assignment of Mortgage	ALTA 10	\$50 + exam charge not to exceed \$50	5-101		✓	
Assignment of Mortgage - Date Down (Continued priority)	ALTA 10.1	\$75 + exam charge and applicable pass through charges	5-102		✓	
Assignment of Mortgage - Policy Update	Section 10.25 (no ALTA)	\$150 plus standard exam charge and applicable pass through charges	5-48		✓	
Assignment of Rents or Leases	ALTA 37	5% of the underwriting charge, \$100 minimum	5-155		✓	
Co-Insurance	ALTA 23	No charge	5-160	✓	✓	✓
Co-Insurance - Multiple Policies	ALTA 23.1	No charge	5-173	✓	✓	✓
Commercial Lender Group Endorsement	ALTA 42	\$500	5-183		✓	
Commercial Participation Interest (NJ Variation)	ALTA 30.1	10% applicable rate \$100 minimum	5-154		✓	✓
Condominium - Current Assessments	ALTA 4.1	\$25	5-89	✓	✓	
Contiguity - Multiple Parcels	ALTA 19	\$50 per file	5-119	✓	✓	
Contiguity - Single Parcel	ALTA 19.1	\$50 per file	5-120	✓	✓	
Contiguity - Specified Parcels	ALTA 19.2	\$50 per file	5-170	✓	✓	
Contract Vendee's Endorsement (NJ)	Section 10.95 (no ALTA)	10% of the underwriting charge, minimum \$100	5-162	✓	✓	
Construction Loan Special Policy Endorsement	Section 10.38 (no ALTA)	Construction rate Para 4.5	5-10		✓	
Convertible Adjustable Rate Mortgage Loan	Section 10.9 (no ALTA)	\$25	5-23		✓	
Disbursement Endorsement	ALTA 33	\$150 + exam & applicable pass through charges	5-134		✓	
Easement - Damage or Enforced Removal (NJ Variation)	ALTA 28	\$25	5-127		✓	
Encroachments - Boundaries and Easements (NJ Variation)	ALTA 28.1	\$25	5-141		✓	
Encroachments - Boundaries and Easements - Described Improvements (NJ Variation)	ALTA 28.2	\$25	5-159		✓	
Encroachments - Boundaries and Easements - Described Improvements and Land Under Development (NJ Variation)	ALTA 28.3	\$25	5-171		✓	

If UW Approval is checked, please consult Virtual Underwriter Guidelines.
<https://www.virtualunderwriter.com>

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www.stewart.com/new-jersey

**STEWART TITLE GUARANTY COMPANY
ENDORSEMENTS FOR NEW JERSEY**



Endorsement Description	ALTA or Rate Manual Section	Rate	NJRB	Owner	Loan	UW Approval
Energy Project - Leasehold/Easement - Owner's	ALTA 36	10% applicable rate \$100 minimum	5-147	✓		✓
Energy Project - Leasehold/Easement - Loan	ALTA 36.1	10% applicable rate \$100 minimum	5-148		✓	✓
Energy Project - Leasehold Owner's	ALTA 36.2	10% applicable rate \$100 minimum	5-149	✓		✓
Energy Project - Leasehold - Loan	ALTA 36.3	10% applicable rate \$100 minimum	5-150		✓	✓
Energy Project - Covenant, Conditions and Restrictions - Land Under Development - Owner's	ALTA 36.4	10% applicable rate \$100 minimum	5-151	✓		✓
Energy Project - Covenant, Conditions and Restrictions - Land Under Development - Loan	ALTA 36.5	10% applicable rate \$100 minimum	5-152		✓	✓
Energy Project - Encroachments	ALTA 36.6	10% applicable rate \$100 minimum	5-153	✓	✓	✓
Energy Project - Fee Estate - Owner's Policy	ALTA 36.7	10% applicable rate \$100 minimum	5-166	✓		✓
Energy Project - Fee Estate - Loan Policy	ALTA 36.8	10% applicable rate \$100 minimum	5-167		✓	✓
Environmental Protection Lien	ALTA 8.1	\$25	5-94		✓	
Environmental Protection Lien - Commercial	ALTA 8.2	\$100	5-165		✓	
Fairway - Partnership	Section 10.27 (no ALTA)	\$50	5-51	✓	✓	
Fairway - LLC	Section 10.28 (no ALTA)	\$50	5-52	✓	✓	
First Loss-Multiple Parcel Transaction	ALTA 20-6	10% applicable rate-\$500 minimum	5-121		✓	
FNMA Balloon Mortgage	Section 10.11 (no ALTA)	\$25 1-4 Family Residential	5-31		✓	
Future Advance - Priority	ALTA 14	\$50	5-107		✓	
Future Advance - Knowledge	ALTA 14.1	\$50	5-108		✓	
Future Advance - Letter of Credit	ALTA 14.2	\$50	5-109		✓	
Future Advance - Reverse Mortgage	ALTA 14.3	\$25	5-110		✓	
Identified Risk Coverage	ALTA 34	See rate manual	5-142	✓	✓	✓
Identified Exception & Identified Risk Coverage	ALTA 34.1	See rate manual	5-184	✓	✓	✓
JR 1 Endorsement	ALTA JR 1	\$50.00	5-187		✓	
JR 2 Future Advance Endorsement	ALTA JR 2	\$25.00	5-188		✓	
Last Dollar (Application of Mortgage Payments)	Section 10.32 (no ALTA)	No charge	5-57		✓	
Leasehold Owner's	ALTA 13	See rate manual	5-105	✓		
Leasehold Loan	ALTA 13.1	See rate manual	5-106		✓	
Location (NJ Variation)	ALTA 22	\$25	5-123		✓	

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**STEWART TITLE GUARANTY COMPANY
ENDORSEMENTS FOR NEW JERSEY**



Endorsement Description	ALTA or Rate Manual Section	Rate	NJRB	Owner	Loan	UW Approval
Manufactured Housing Unit	ALTA 7	\$50	5-93	✓	✓	
Mezzanine Financing	ALTA 16	30% applicable rate - \$500 minimum	5-114	✓		✓
Minerals and other Subsurface Substances -Damage to buildings	ALTA 35	\$25 1 to 4 family otherwise 10% applicable rate \$100 minimum	5-143	✓	✓	
Minerals and other Subsurface Substances -Improvements	ALTA 35.1	\$25 1 to 4 family otherwise 10% applicable rate \$100 minimum	5-144	✓	✓	
Minerals and other Subsurface Substances -Described Improvements	ALTA 35.2	\$25 1 to 4 family otherwise 10% applicable rate \$100 minimum	5-145	✓	✓	
Minerals and other Subsurface Substances -Land under development	ALTA 35.3	\$25 1 to 4 family otherwise 10% applicable rate \$100 minimum	5-146	✓	✓	
Modifiable Mortgage Option	Section 10.40 (no ALTA)	\$50	5-65		✓	
Mortgage Modification	ALTA 11	Mod. Rate Para 4.6.2	5-103		✓	
Mortgage Modification with Subordination	ALTA 11.1	Mod. Rate Para 4.6.2	5-174		✓	
Mortgage Modification with Additional Amount of Insurance	ALTA 11.2	Mod. Rate Para 4.6.2	5-175		✓	
Non-Imputation -Full Equity Transfer	ALTA 15	20% applicable rate	5-111	✓	✓	✓
Non-Imputation -Additional Insured	ALTA 15.1	20% applicable rate	5-112	✓	✓	✓
Non-Imputation -Partial Equity Transfer	ALTA 15.2	20% applicable rate	5-113	✓	✓	✓
Options Endorsement (NJ)	Section 10.96 (no ALTA)	10% of the underwriting charge, minimum \$100	5-163	✓	✓	
Pari Passu Mortgage - Loan Policy	ALTA 45	10% of the underwriting charge, minimum \$100	5-168		✓	✓
Partial Release of Mortgaged Premises	Section 10.105 (No ALTA)	\$50 + exam & applicable pass through charges for 1-4 family otherwise \$300 + exam & applicable pass through charges	5-177		✓	
Policy Authentication	ALTA 39	No Charge	5-178	✓	✓	
PUD - Planned Unit Development	ALTA 5.1	\$25	5-90	✓	✓	
Covenants, Conditions and Restrictions (Owner's Unimproved Land)	ALTA 9.1	10% applicable rate - \$100 minimum	5-96	✓		
Covenants, Conditions and Restrictions (Owner's Improved Land)	ALTA 9.2	10% applicable rate - \$100 minimum	5-97	✓		
Covenants, Conditions and Restrictions (Loan)	ALTA 9.3	\$25 1 to 4 family otherwise 10% of the underwriting charge for loan policy, \$100 minimum	5-98		✓	
Private Rights - Current Assessments - Loan Policy (NJ Variation)	ALTA 9.6.1	\$25 1 to 4 family otherwise 10% of the underwriting charge for loan policy, \$100 minimum	5-169		✓	

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Revised 11-1-2023

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**STEWART TITLE GUARANTY COMPANY
ENDORSEMENTS FOR NEW JERSEY**



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Restrictions, Encroachments & Minerals - (Land Under Development - Loan Policy) (NJ Variation)	ALTA 9.7	\$25 1 to 4 family otherwise 10% of the underwriting charge for loan policy, \$100 minimum	5-139		✓	
Covenants, Conditions and Restrictions (Land Under Development - Owner's Policy) (NJ Variation)	ALTA 9.8	10% applicable rate - \$100 minimum	5-140	✓		
Private Rights - Owner's Policy (NJ Variation)	ALTA 9.9	\$25 1 to 4 family otherwise 10% of the underwriting charge for owner's policy \$100 minimum	5-156	✓		
Restrictions, Encroachments, Minerals - Current Violations - Loan Policy (NJ Variation)	ALTA 9.10	\$25 1 to 4 family otherwise 10% of the underwriting charge for loan policy \$100 minimum	5-157		✓	
Reverse Annuity Mortgage	Section 10.13 (no ALTA)	\$25	5-33		✓	
Same as Survey Endorsement (NJ Variation)	ALTA 25	\$25	5-125		✓	
Same as Portion of Survey (NJ Variation)	ALTA 25.1	\$25	5-126		✓	
Secondary Mortgage Market	Section 10.12 (no ALTA)	\$25	5-32		✓	
Severable Improvements Endorsement	ALTA 31	20% applicable rate - \$500 minimum	5-133	✓	✓	✓
Shared Appreciation 1 to 4 family Mortgage Endorsement	ALTA 30	5% applicable rate - \$100 minimum	5-131		✓	
Shared Appreciation - Commercial Participation Interest (NJ Variation)	ALTA 30.1	10% applicable rate - \$100 minimum	5-154		✓	✓
New Jersey Solar Endorsement	Section 10.112 (no ALTA)	\$50.00	5-184		✓	
Subdivision (NJ Variation)	ALTA 26	5% applicable rate - \$100 minimum	5-176	✓	✓	✓
Successors and Transferees Coverage	Section 10.41 (no ALTA)	10% applicable rate at issuance of policy; 20% of then current rate thereafter	5-66	✓		
Survey	Section 10.5 (no ALTA)	\$25	5-01	✓	✓	
Survey (Without Survey) for Condominiums	Section 10.97 (no ALTA)	\$25	5-164	✓	✓	
Lender's Survey (Without Survey)	Section 10.15 (no ALTA)	\$25	5-37		✓	
SWAP Endorsement - Direct Obligation	ATLA 29	5% applicable rate at issuance; 10% post policy - \$100 minimum	5-129		✓	✓
SWAP Endorsement - Additional Interest	ALTA 29.1	5% applicable rate at issuance; 10% post policy - \$100 minimum	5-130		✓	✓
SWAP Endorsement - Direct Obligation - Defined Amount	ALTA 29.2	5% applicable rate at issuance; 10% post policy - \$100 minimum	5-135		✓	✓
SWAP Endorsement - Additional Interest - Defined Amount	ALTA 29.3	5% applicable rate at issuance; 10% post policy - \$100 minimum	5-136		✓	✓
Tax Credit Endorsement	ALTA 40	\$500	5-181	✓		

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**STEWART TITLE GUARANTY COMPANY
ENDORSEMENTS FOR NEW JERSEY**



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Tax Credit - Defined Amount Endorsement	ALTA 40.1	Standard Underwriting Charge for the Additional Amount of Insurance stated in the endorsement calculated from dollar one with a minimum charge of \$500.00	5-182	✓		
Tax Parcel - Single	ALTA 18	\$50 per file	5-117	✓	✓	
Tax Parcel - Multiple - Easements	ALTA 18.1	\$50 per file	5-118	✓	✓	
Tax Parcel - Multiple	ALTA 18.2	\$50 per file	5-172	✓	✓	
Tribal Waivers and Consents	ALTA 48	No charge	5-186	✓	✓	✓
Single Tax Parcel and ID	ALTA 18.3	\$50 per file	5-180	✓	✓	
Variable Rate Mortgage	ALTA 6	\$25	5-91		✓	
Variable Rate Mortgage - Regulations	ALTA 6.1	\$25	5-11		✓	
Variable Rate Mortgage - Negative Amortization	ALTA 6.2	\$25	9-92		✓	
Waiver of Arbitration	Section 10.67 (no ALTA)	No charge	5-128	✓	✓	
Zoning	ALTA 3	15% standard rate - \$150 minimum	5-87	✓	✓	✓
Zoning - Completed Structures	ALTA 3.1	20% standard rate - \$150 minimum	5-88	✓	✓	✓
Zoning - Land Under Development	ALTA 3.2	20% standard rate - \$150 minimum	5-137	✓	✓	✓
Zoning - Completed Improvement Non-Conforming Use (NJ Variation)	ALTA 3.3	20% standard rate - \$150 minimum	5-179	✓	✓	✓

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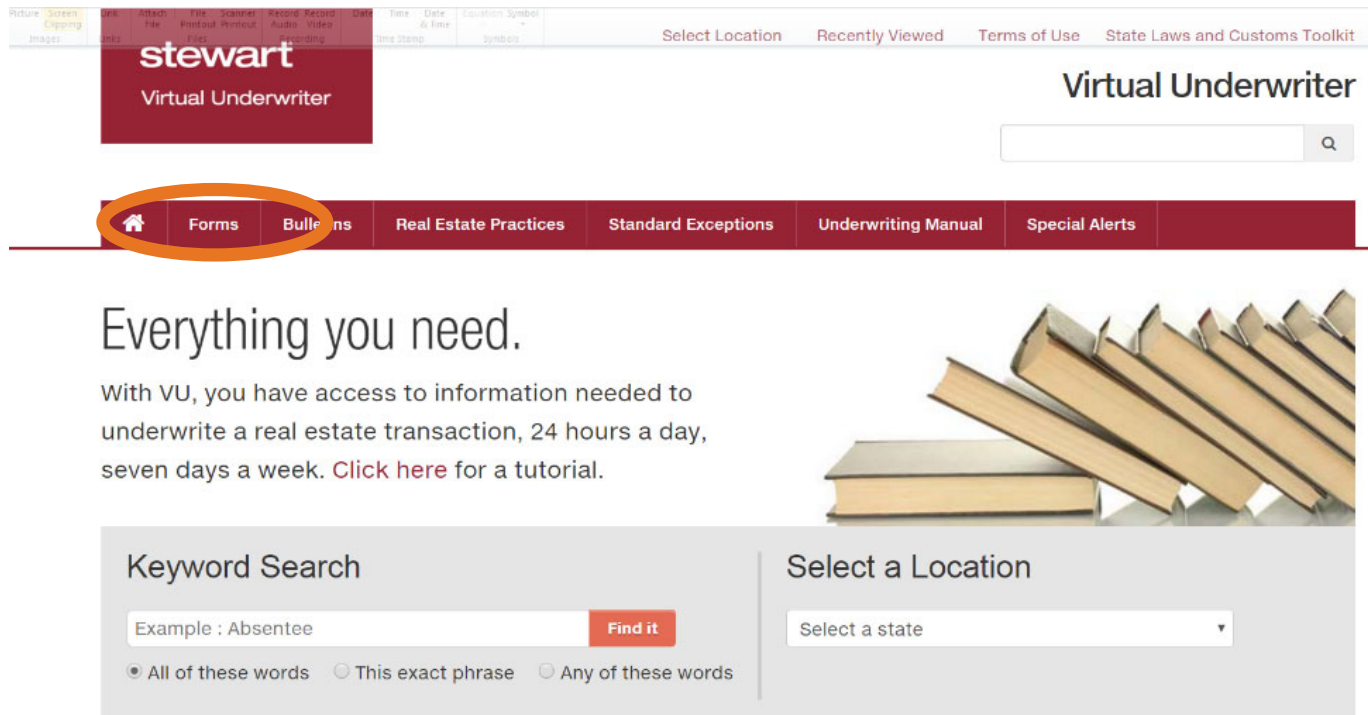
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NJUWing@Stewart.com

