

FORECLOSURE GUARANTEE POLICY

SCHEDULE A

File No.: _____ Liability: \$ _____ Premium
\$ _____

Policy No. _____

1. Name of Insured:

2. Date of Policy:

_____, at _____.

3. This Foreclosure Guarantee Policy is furnished solely for the purpose of facilitating the filing of an action to foreclose the following described mortgage or lien of the Insured:

4. The estate or interest in the Land which is covered by this policy is:

5. Title to the estate or interest in the Land is vested in:

6. The Land referred to in this policy is described as follows:

SAMPLE

SCHEDULE B

The title to the estate or interest in the land described or referred to in Schedule A is subject to the following matters, if any be shown:

1. Rights or claims of parties in possession not shown by the public records.
2. Easements, or claims of easements, not shown by the public records.
3. Encroachments, overlaps, conflicts in boundary lines, shortages in area, or other matters which would be disclosed by an accurate survey and inspection of the premises.
4. Any lien, claim or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.
5. Community property, survivorship, or homestead rights, if any, of any spouse of the insured (or vestee in a leasehold or loan policy).
6. Any titles or rights asserted by anyone including, but not limited to, persons, corporations, governments, or other entities, to lands comprising the shores or bottoms of navigable streams, lakes or land beyond the line of the harbor or bulkhead lines established or changed by the United States Government.
7. Unpatented mining claims; reservations or exceptions in patents or in acts authorizing the issuance thereof; water rights, claims or title to water.
8. Taxes or assessments which are not shown as existing liens by the public record.
9. Taxes for the year , and thereafter .
10. In compliance with Subsection D of 13.14.18.10 NMAC, the Company hereby waives its right to demand arbitration pursuant to the title Insurance Arbitration Rules of the American Arbitration Association. Nothing herein prohibits arbitration of all arbitrable matters when agreed to by both the Company and the insured.

Countersigned by

AUTHORIZED SIGNATORY

SCHEDULE B CONTINUED

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SAMPLE

