The Title Office Staff recommends that the Commissioner of Insurance amend Procedural Rule P-16 to conform language to recent changes.

The recommended changes are as follows:

P-16. ~~Mortgagee~~ Loan Title Policy Binder on Interim Construction Loan (Interim Binder)---The ~~Mortgagee~~ Loan Title Policy Binder on Interim Construction Loan (Interim Binder) shall be used only with respect to interim construction loans in which it is contemplated in good faith that the Company issuing the Interim binder shall be asked to issue its ~~Mortgagee~~ Loan Policy or Policies; issued simultaneously with ~~Owner~~ Owner’s Policy or Policies of Title Insurance or at the basic rate, on a permanent loan or loans covering the identical property (in one or more parcels) when improvements are completed, but which permanent loan or loans may be made by a mortgagee or mortgagees other than the mortgagee named in the Interim binder. The use of such Interim Binder shall be limited solely to interim construction loans and pledges of the interim construction notes and liens wherein: (i) the obligor on the indebtedness is an original contractor who is also the record owner of the land upon which improvements are to be constructed; and, (ii) the security document for the indebtedness is not in the form of a Mechanic's Lien Contract.

 Construction loans may include sums advanced for acquisition of land and/or to take up, renew or satisfy prior existing liens on land upon which construction is to occur.

 Interim Binder shall not be issued on vacant lots or tracts, except in connection with the immediate construction of improvements thereon, nor shall such Interim Binder be issued after completion of improvements to which it relates, but this does not prohibit the issuance of Extensions after completion of improvements. In all cases not specifically enumerated in this rule, a ~~Mortgagee~~ Loan Policy shall be used.

 The Company shall be required to show all subordinate liens in Schedule B-Part 2 of the Interim Binder, but a statement may be made therein that such lien(s) is subordinate.

JUSTIFICATION

This agenda item conforms the other rules and forms in the Basic Manual.