

Common Residential Endorsements

Commonly requested ALTA endorsements may include:

- ALTA 4-06 (Condominium)
Provides seven affirmative coverages for lenders as to matters peculiar to condominiums, such as compliance with condominium statutes, the priority of the insured lien over any lien condominium charges or assessments, and that there are no current violations of restrictive covenants. An ALTA 4.1 provides similar coverage for owners and lenders.
- ALTA 5-06(Planned Unit Development or “PUD”)
Insures lenders against violations of the restrictive covenants and that the insured mortgage has priority against homeowner’s association liens. Also insures that restrictions contain no forfeiture or reversionary clauses. An ALTA 5.1 provides similar coverage for owners and lenders.
- ALTA 6-06 (Variable Rate Mortgage)
Insures validity and lien priority of variable rate loans.
- ALTA 6.2-06 (Variable Rate Mortgage – Negative Amortization)
Insures validity and lien priority of variable rate loans AND insures increases in principal due to unpaid interest.
- ALTA 7-06 (Manufactured Housing Unit)
Insures that manufactured home is a part of the real property and is covered by the insurance policy.
- ALTA 8.1-06 (Environmental Protection Lien)
Insures against the lack of priority of the lender’s lien as against an environmental protection lien.
- ALTA 9-06 (Restrictions, Encroachments, Minerals – commonly called “Comprehensive”)
Insures against 1) Impairment of the insured mortgage’s priority as a result of a covenant, condition or restriction; 2) Present violations of restrictions; 3) Encroachments; and 4) the right to use the surface.

Note: the “06” designation after each endorsement number refers to the fact that the endorsement has been modified from its prior form for use with the 2006 ALTA Policies.

See Endorsement Forms on The Chicago Title Website:
www.northcarolina.ctt.com