

Approved Attorney Relationship with the Chicago Title Family of Companies

The Chicago Title Family of Companies (the “Company”) is proud to be an active part of the approved attorney system of title certification and closing in North Carolina. Quality representation of clients by qualified, diligent attorneys can provide both the best service to clients and the lowest occurrence of claims for preventable risks.

Under NC law, title insurance policies and commitments are issued by us only upon receipt of a certification or opinion on title from a licensed North Carolina attorney. In addition, lenders and purchasers frequently request assurances in the form of a Closing Protection Letter http://www.northcarolina.ctt.com/docs/pdf/bull_icl200309.pdf which we will only issue to approved attorneys and issuing agents, as provided by state law. N.C.G.S. 58-26-1. Therefore, we maintain an active list of Approved Attorneys. To qualify to become and remain an Approved Attorney, an attorney is expected to continually maintain the following standards of practice and cooperation:

- a) The attorney must not submit any false or misleading (including omitted) information in the attorney’s application, resume, interview(s) and/or any documentation submitted to the Company.
- b) The Company may request an update of any information forming the basis for the attorney’s approval at any time.
- c) The Company may review, amend or revoke the attorney’s status as an Approved Attorney at any time, in its sole discretion, with or without cause; but such termination shall not affect any obligation or liability incurred by me as an Approved Attorney.
- d) The attorney will maintain malpractice insurance coverage, in an amount and coverage type satisfactory to Company, without any gaps in coverage.
- e) The attorney will comply with closing instructions from clients, including lenders.
- f) The attorney will conduct their practice in compliance with the requirements of the Company, the North Carolina State Bar and the standards of conduct and practice of attorneys providing real estate services in the State of North Carolina, including but not limited to:
 - client representation at closing,
 - title certification,
 - supervision of non-attorneys,
 - maintaining separate trust account reconciled on a quarterly or more frequent basis and
 - disbursement of client funds only in compliance with applicable law and regulation.
- g) The attorney may be liable for any and all loss, cost or damage which the Company may sustain on account of the following acts of failure to act by the attorney or by any employee or contractor retained by them: (a) fraud, (b) negligence, (c) willful disregard of the Company’s rules and instructions, or (d) loss or misapplication of client’s funds entrusted to me. Such indemnity shall be based on the standards of professional conduct and service of attorneys in North Carolina providing similar services.
- h) In the event of an actual or potential insured closing or title claim, the attorney must assist the Company in examining and copying the files, books and accounts or other records related to liabilities of the Company for protection of insured clients and professional services provided by the attorney as an Approved Attorney for the Company, even after termination of the attorney’s status as an Approved Attorney.
- i) The attorney must notify Company immediately upon receipt of notice of:
 - (1) any claim or potential claim or threat of litigation regarding professional services rendered in a real estate matter for which the Company provided any type of coverage,
 - (2) the attorney’s suspension or removal from the list of licensed attorneys with the North Carolina State Bar,
 - (3) the attorney’s removal from the approved list of any title insurance company operating in North Carolina, for cause.
- j) The attorney will provide all reasonable assistance to Company in responding to questions regarding coverage, investigating or contesting potential or actual claims, or addressing inquiries by insureds or potential insureds regarding matters in which Company may have liability.

Failure of the Company to enforce strict compliance with any of the above standards at any time(s) shall not be construed as a waiver, modification or amendment of these responsibilities for Approved Attorneys.

Attorneys who protect and maintain these standards of practice in the profession and cooperation in the industry are the anchors who protect the system for future generations. Chicago Title is happy to be a part of this proud history!