

**Commitment for Title Insurance
Schedule A**

Case No: 09-85506W
Client / Loan No:20565956

1. **Effective Date:** September 29, 2009 at 8:00 a.m.

2. **Policy or policies to be issued:**

(a) ALTA Owners Policy (6/06) Policy Amount \$ 1,000.00

Proposed Insured: TBD

(b) ALTA Loan Policy (6/06) Policy Amount

Proposed Insured:

3. **Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:**

Federal National Mortgage Association

4. **The land referred to in the Commitment is located in the City of Richmond, County of Macomb, State of Michigan and described as follows:**

Commencing at the East one-quarter post of Section 2, Town 4 North, Range 14 East; thence South 01 degree 14 minutes East 781.94 feet; thence South 89 degrees 51 minutes West 203 feet to the point of beginning; thence South 01 degree 14 minutes East 171.5 feet; thence South 89 degrees 51 minutes West 140 feet; thence North 01 degree 14 minutes West 171.5 feet; thence North 89 degrees 51 minutes East 140 feet to the point of beginning.

Address: 35612 Richwood Ln

ISSUED BY: WARRANTY TITLE AGENCY, LLC
31440 Northwestern Highway. Ste. 150
Farmington Hills, MI 48334
Phone: (248)594-3839 Fax: (248)205-4108
Security Union Title Insurance Company

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**SCHEDULE B - SECTION I
REQUIREMENTS**

The following requirements must be complied with:

1. Standard requirements as set forth in jacket.
2. Instruments necessary to create the estate or interest to be insured must be executed by, delivered and duly filed for record.
3. You must tell us in writing the name of anyone not referred to in this commitment who will get an interest in the Land or who will make a loan on the Land. We may make additional requirements or exceptions relating to the interest or the loan.
4. Evidence showing proper compliance with all inspection and occupancy requirements as required by the local municipality.
5. When the proposed insured is identified, additional requirements and/or exceptions may be made.
6. Provide evidence of the purchase price and/or the amount of the mortgage to be insured.
7. Record a Covenant Deed from the above Recited Owner and spouse, if any, to the Proposed Insured.
8. PAYMENT OF TAXES: Tax Parcel No.: 06-02-427-009

2008 County Taxes in the amount of \$ 99.08 are paid.

2009 City Taxes in the amount of \$3,695.03, which includes \$170.24 for garbage one unit, are Paid

Special Assessments: none.

- 2008 State Equalized Value: \$ 109,194.00
- 2008 Taxable Value: \$ 103,276.00
- Principal Residence Exemption: 100%
- School District: Richmond

The amounts shown as due do not include collection fees, penalties or interest.

NOTE: If subject property is connected to public/community water or sewer, furnish a copy of the current bill showing that all charges have been paid to date or the Owner's Policy to be issued will include an exception on Schedule B for water and sewer charges which became a lien prior to the date of policy.

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**SCHEDULE B - SECTION II
EXCEPTIONS**

Schedule B of the policy or policies to be issued will contain exceptions to the following matters unless the same are disposed of to the satisfaction of the Company.

1. Standard exceptions set forth in jacket.
2. Any discrepancies or conflicts in boundary lines, any shortages in area, or any encroachment or overlapping of improvements.
3. Any facts, rights, interests or claims not shown by the Public Records but that could be ascertained by an accurate survey of the Land or by making inquiry of persons in possession thereof.
4. Easements, liens or encumbrances or claims thereof not shown by the Public Records.
5. Any lien or right to lien for services, labor or material imposed by law and not shown by the Public Records.
6. The lien of real estate taxes or assessments not yet due and payable or that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the Public Records; including the lien for taxes and assessments which may be added to the tax rolls or tax bill after the effective date. The Company assumes no liability for the tax increases occasioned by the retroactive revaluation or changes in the Land usage or loss of any homestead exemption status for the insured premises.
7. Defects, liens, encumbrances, adverse claims or other matters, if any created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this commitment.
8. Final Billing for Water and Sewer Charges.
9. Loss, damage or injury resulting from the failure to properly comply with all inspection and occupancy requirements as required by the local municipality.

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