

**CONSUMER NOTICES AND DISCLOSURES AS REQUIRED  
PURSUANT TO NEW YORK INSURANCE LAW:**

For refinances or transactions where an owner's policy is not issued:

Date:

Title No.

The Property:

To: (Borrower)

These disclosures and Notices are for the purposes of compliance with New York Insurance Law and do not alter or change the coverages, exceptions, exclusions, or conditions of the final policies issued in connection with the subject transaction. Any person who knowingly and with intent to defraud any insurance company or other person, files an application for insurance or statement of claim containing any materially false information, or conceals for the purpose of misleading information concerning any fact material thereto, commits a fraudulent insurance act, which is a crime, and shall also be subject to a civil penalty not to exceed five thousand dollars and the stated value of the claim for each such valuation.

**THIS REPORT IS NOT A TITLE INSURANCE POLICY. PLEASE REVIEW THIS REPORT WITH A REAL ESTATE PROFESSIONAL REPRESENTING YOUR INTEREST IN THE TRANSACTION. PLEASE READ IT CAREFULLY. THE REPORT MAY SET FORTH EXCLUSIONS UNDER THE TITLE INSURANCE POLICY AND MAY NOT LIST ALL LIENS, DEFECTS, AND ENCUMBRANCES AFFECTING TITLE TO THE PROPERTY. YOU SHOULD CONSIDER THIS INFORMATION CAREFULLY.**

Initial: \_\_\_\_\_

**NOTICE CONCERNING AVAILABILITY OF AN “OWNER’S” POLICY**

Please indicate that this transaction is a refinance \_\_\_\_\_ or a purchase \_\_\_\_\_

Our records indicate that you currently are seeking only a “lender’s” title insurance policy, not an “owner’s” title insurance policy.

You have the option of purchasing an owner’s insurance policy. Please read the following disclosures concerning “lender’s” and “owner’s” title insurance policies, and *initial in the space provided to confirm that you have read and understand the disclosures.*

\_\_\_\_\_ I acknowledge that the lender’s title insurance policy issued in connection with this financing provides insurance to the **lender only** and does not insure my interest in the property as the owner of the property.

\_\_\_\_\_ I acknowledge that I understand that the lender’s policy insures that the lender has a valid and enforceable encumbrance on the property that I own or that I am purchasing. An Owner’s Policy, if purchased by me, would insure me and provide me with a legal defense against claims made against the title to the property. The owner’s policy would also protect my equity in the property and assure the marketability of the property when I sell it. Without an owner’s policy I do not get those protections.

\_\_\_\_\_ I acknowledge that I was given the opportunity to purchase an owner’s policy and that the website for First American Title Rates is: <http://tfc.firstam.com> and the Phone Number is 800-854-3643.

I may obtain Owner’s Policy of Title Insurance which provides title insurance to me and the total premium for both policies will be \$\_\_\_\_\_.

This is an additional \$\_\_\_\_\_ above the cost of the Lender’s Policy.

\_\_\_\_\_ I/We do request Owner’s Policy of title insurance.

\_\_\_\_\_ I/We do not request Owner’s Policy of title insurance.

**TO BE SIGNED BY BUYER/BORROWER**

\_\_\_\_\_  
Buyer/Borrower

\_\_\_\_\_  
Buyer/Borrower

**CONSUMER ACKNOWLEDGMENT OF TITLE INSURANCE PREMIUMS,  
FEES, AND SERVICE CHARGES**

This Statement should be attached to all final invoices:

Date:

Title No.

The Property:

To: (Borrower)

I acknowledge that I have reviewed the premium calculations, fees and service charges being charged to me. I acknowledge that these charges have been explained to me and that I understand them as set forth on this memorandum.

These calculations represent the total compensation paid to Holland Land Title & Abstract Co., Inc. based on the information provided to me, my lender my attorney or other representative.

Details of the cost of filing/recording fees and other search fees are available on their website: [www.hollandtitle.com](http://www.hollandtitle.com).

NOTE: You are required to sign this memorandum of acknowledgment pursuant to New York State Insurance Law.

TO BE SIGNED BY BUYER/BORROWER

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Buyer/Borrower

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Buyer/Borrower