FORGERY—NEW OWNER'S CERTIFICATE—RESIDENTIAL

ALTA ENDORSEMENT 49

Explanation:

The Forgery—New Owner's Certificate—Residential Endorsement may be issued with an Owner's Certificate. This endorsement guarantees against loss or damage sustained or incurred by the Guaranteed by reason of a defect in the Title caused by a forgery of a deed or Mortgage recorded in the Public Records after the Date of Certificate in which the Guaranteed was impersonated as the grantor.

	Lender First Certificate	**Lender Junior Certificate**	**Owner Certificate**
Endorsement Available	No	No	Yes
Underwriting Required	-	-	Yes

Non-record Requirements:

1. Confirm the presence of an existing one-to-four family residence by reviewing a current appraisal, survey, real property inspection report, or county assessor's report.
2. Confirm each party named in Item 1 of Schedule A of the Owner's Certificate is a Natural Person or Estate Planning Entity, from the trust agreement, operating agreement, or other company documentation evidencing the purpose of the entity is for estate planning. For purposes of this endorsement, the following terms mean:
   a. "Estate Planning Entity": a legal entity, a trust, or a trustee of a trust, if the entity or trust is established by a Natural Person for the purpose of planning the disposition of that person's estate.
   b. "Natural Person": a human being, not a commercial or legal organization or entity.
3. Obtain the applicable county property fraud notification system, commonly known as a Property Fraud Alert ("PFA"), online subscription service from a participating County Recorder's office to confirm:
   a. The monitored parties appear to match each party named in Item 1 of Schedule A of the Owner's Certificate. They must make individual subscription entries for each person;
   b. Make sure they enter the last name spelling exactly; and
   c. If an entity or trust name could contain a name variation, make an additional subscription entry with that variation.

4. Obtain and review the most recent version of the Composite Mortgage Affidavit ("CMA") and review all new unresolved matters to verify it does not indicate the parties are aware of the possibility someone else claims to have a right affecting the Land.
5. Obtain a completed, signed, and notarized ITG Affidavit for ALTA 49 in support of this endorsement from the buyers of the Land.
6. Send the ITG template Seller Confirmation Letter to the owner of the Land, using the mailing address of the owner as listed in the County Assessor's records.

Additional Guidance:

1. This endorsement may not be issued if the property is bare land.
2. This endorsement is available to an Estate Planning Entity or Natural Person. This endorsement shall not be issued when the purpose of the entity or trust that has fee title to the property is not established by a Natural Person for the purpose of planning the disposition of that person's estate as determined at the Date of Certificate.
3. This endorsement must be issued at the same time as the new Owner's Certificate and cannot be added after its first issuance. For post-certificate issuance coverage, see Forgery—Existing Owner's Certificate—Residential Endorsement.