



Multifamily Selling and Servicing Guide

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TABLE OF CONTENTS

Part II Section 304.09 Endorsements	3
304.09A Generally	3
304.09B Environmental Protection Lien Endorsement	3
304.09C Comprehensive Endorsement	3
GLOSSARY	4



304.09 Endorsements

304.09A Generally

Guidance

You should get an appropriate ALTA form of endorsement that is incorporated into the “base” title policy. In jurisdictions where an ALTA form is not available, you may include in Schedule B an equivalent form of endorsement or affirmative coverage.

304.09B Environmental Protection Lien Endorsement

Guidance

Super Lien statutes that may be included in the ALTA Form 8.1 endorsement are listed in the Acceptable Super Lien Statutes ([Form 6506](#)).

304.09C Comprehensive Endorsement

Guidance

You should consider whether an adverse circumstance affecting the Property would be an acceptable exception on Schedule B, Part I. Examples include:

- encroachments onto the Property,
- easements or rights of way over the Property,
- encroachments by the Improvements onto adjoining land, and
- violations of existing covenants, conditions, and restrictions.



Glossary

A

ALTA American Land Title Association

I

Improvements Buildings, structures, improvements, and alterations, including the multifamily housing dwellings, now constructed or hereafter constructed or placed on the land upon which the Property is located, together with all fixtures (as defined in the Uniform Commercial Code).

L

Lien Lien, mortgage, bond interest, pledge, security interest, charge, or encumbrance of any kind.

Synonyms

- Liens

P

Property Multifamily residential property securing the Mortgage Loan and including the land (or Leasehold interest in land), Improvements, and personal property (as defined in the Uniform Commercial Code).

Synonyms

- Properties
- Property's