



THE TEXAS TITLE COMMITMENT

This is a general guide to reading your title commitment. Please contact your escrow officer with questions about your specific transaction.

SCHEDULE A

Actual Facts

THIS IS THE WHO, WHAT, WHERE, AND HOW MUCH-SECTION OF THE COMMITMENT. IT LISTS THE LEGAL NAMES OF THE BUYER AND SELLER, A LEGAL DESCRIPTION OF THE PROPERTY, THE SALES PRICE, AND THE NAME OF THE LENDER, IF APPLICABLE.

SCHEDULE B

Buyer Notification

THIS SECTION LISTS GENERAL AND SPECIFIC EXCEPTIONS TO THE PROPERTY SUCH AS SURVEY MATTERS, EASEMENTS, SETBACK REQUIREMENTS, AND A VARIETY OF OTHER ITEMS THAT WILL NOT BE COVERED BY THE TITLE POLICY.

SCHEDULE C

Clear to Close

THESE ITEMS MUST BE RESOLVED IN ORDER TO TRANSFER TITLE TO THE NEW OWNER. IT MAY INCLUDE A MORTGAGE BEING PAID AT CLOSING, LIENS FOR HOME IMPROVEMENTS, UNPAID TAXES, OR REQUIREMENTS RELATED TO ANOTHER PARTY'S INTEREST IN SUBJECT PROPERTY.

SCHEDULE D

Dollars and Disclosures

THIS SECTION DISCLOSES FEES ASSOCIATED WITH ISSUANCE OF THE TITLE POLICIES AS WELL AS ANY AFFILIATED UNDERWRITERS, TITLE AGENTS AND ATTORNEYS WHO MAY RECEIVE PART OF THE PREMIUM.

