



CITY OF SUNRISE TITLE INSURANCE REQUIREMENTS

Title insurer's responsibility:

1. Forward the original signed **title commitment** and legible copies of all listed exceptions to the Community Development Department, Engineering Division, attention Engineering Aide. Copies of exceptions must be numbered as listed on Schedule B.
2. Any exceptions listed on Schedule B that cannot be removed must be specifically joined and consented to, in a form acceptable to the City and recorded together with the easement.
3. **Do not record the easement** until all properly executed Joinder and Consents are in hand.
4. **Do not record the easement** until it has been approved by the Community Development Department, Engineering Division.
5. The final policy must show the official record book and page number of the easement.

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| The Following Shall Apply To All Title Insurance Policies. |
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6. Title policies must be issued on American Land Title Association (ALTA) forms.
7. The insured amount shall be as designated by the City and not less than \$100,000.00.
8. The effective date of the policy shall be modified to be the date of recording of the easement.
9. The proposed insured shall be "City of Sunrise, its successor and/or assigns."
10. All of Schedule B-1 requirements shall be marked as satisfied.
11. Easements must be identified as to purpose, location, and the manner in which the subject property is affected.
12. Any exception for Chapter 159 liens must be deleted.
13. The "gap" standard exception must be deleted from the policy upon recording of the easement. The title insurer must insure the gap.
14. The policy must not contain any exceptions for a notice of commencement.
15. No mortgages or liens shall be listed as title exceptions, unless they are specifically joined and consented to, in a form acceptable to the City and recorded together with the easement.
16. No mineral reservations or other exploratory or excavation type exceptions shall be listed as title exceptions.
17. No easements with exclusive language shall be listed as exceptions if such easements affect the City's easement property.
18. Such other requirements as may be specified by the City or its attorney.