

ATTORNEYS'
TITLE
GUARANTY
FUND,
INC.

TO: All Illinois ATG Agents and Member Firms
FROM: Jerry Gorman
DATE: August 28, 2003
RE: Illinois Title Insurance Act Annual Agent Registration Fee Procedures Update

**NEW
INFORMATION
UPDATE**

You recently received a memo from Henry L. Shulruff dated August 18, 2003, regarding the State of Illinois' imposition of a \$3.00 per policy agent registration fee. This memo will clarify procedures that you should follow in order to make consumers aware of these charges and to properly account to ATG for collection and payment of the fees. As you will recall, the legislation imposes a \$3.00 fee on the issuance of any title policy. Therefore, in buy/sell transactions, there will be a \$3.00 fee attributable to the OPA for which seller will make payment and a similar \$3.00 charge to the buyer for the concurrent MPA. If a second mortgage policy is issued, an additional \$3.00 charge is imposed for that mortgage policy. In refinance transactions where only a mortgage policy is issued, the \$3.00 fee will be imposed on the MPA and the borrower.

Disclosure to Consumers. There are two documents where these fees are disclosed to consumers. Guidelines for preparation of these documents are as follows:

- **HUD-1 Statement:** This fee must also be disclosed on the HUD. ATG's procedure and our recommendation to members handling their own closings is to place this fee in the 1200 section of the HUD on line 1207 and designate it as "IL Agent Reg. Fee." Please remember that generally the \$3.00 OPA charge is placed the seller column, and the \$3.00 MPA charge is placed in the buyer column.
- **Invoice for Title Charges (ATG Form 1092):** Again, these charges should be set forth on the Invoice for Title Charges as separate seller and buyer charges. In PROFUND[®], select Title-OMC>Invoice: for the OPA fee, select F1 and add as a Seller Miscellaneous charge; for the MPA fee, select F3 and add as a Buyer Miscellaneous charge. For now in REsource, these charges would need to be added to the Invoice for Title Charges after the document is assembled in the RTF viewer.

2408 Windsor Place ■ P.O. Box 9136 ■ Champaign, IL 61826-9136
Telephone 217.359.2000 ■ Facsimile 217.359.2014 ■ Toll Free 800.252.0402

OFFICES IN CHAMPAIGN, CHICAGO, HOMEWOOD, LIBERTYVILLE,
LOMBARD, MT. PROSPECT, NORTH RIVERSIDE, OAK LAWN, BELLEVILLE, ILLINOIS
AND MADISON, WISCONSIN

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ATG Reporting.

- **Accounting Information Schedule (AIS) (ATG Form 1091):** Currently, these fees will need to be manually inserted in both PROFUND® and REsource, or members can use the separate AIS form. Please show Illinois Agent Registration Fee as an additional line on the premium information portion of the AIS. A revised AIS form has been incorporated into REsource and placed on the Member section of *www.atgf.com*. In PROFUND®, the fees will need to be manually typed or handwritten in after the form has been produced.

Completed samples of these forms are attached and posted in the Member Section of ATG's website, *www.atgf.com*. We are currently working on easier solutions for data entry and reporting. We will make you aware of program upgrades for these fees as they are completed. If you have questions on preparation of any of these documents or other questions on procedures, please contact your Member Service Representative:

Name	Phone	Voicemail	Fax	Email
Sandi Allfrey	630.627.7441	312.372.7111 ext 590	630.627.5675	sallfrey@atgf.com
Anna Krumtinger	847.788.9264	312.372.7111 ext 192	847.788.9266	akrumtin@atgf.com
Jerry Long	800.252.0402	800.252.5206 ext 132	217.359.2014	jlong@atgf.com
Roman Reynolds	800.252.0402	800.252.5206 ext 144	217.359.2014	romanr@atgf.com

Thank you for your cooperation.

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www.atgf.com

L. Settlement Charges				Paid From Borrower's Funds at Settlement	Paid From Seller's Funds at Settlement
700. Total Sales/Broker's Commission based on price		\$			
Division of Commission (line 700) as follows:					
701. \$		to			
702. \$		to			
703. Commission Paid at Settlement				\$0.00	\$0.00
800. Items Payable in Connection with Loan					
801. Loan Origination Fee	%	to			
802. Loan Discount		to			
803. Appraisal Fee		to			
804. Credit Report		to			
805. Lender's Inspection Fee		to			
806. Application Fee		to			
807. Assumption Fee		to			
808. Document Preparation Fee		to			
809. Tax Service Fee		to			
810. Flood Certification Fee		to			
900. Items Required by Lender To Be Paid in Advance					
901. Interest from	to	@ /day			
902. Mortgage Ins Premium for	months	to			
903. Hazard Ins Premium for	years	to			
1000. Reserves Deposited With Lender					
1001. Hazard insurance	months @		per month		
1002. Mortgage insurance	months @		per month		
1003. County property taxes	months @		per month		
1004. County property taxes	months @		per month		
1005. Special Assessment Taxes	months @		per month		
1006. Homeowner's Assoc Dues	months @		per month		
1007. Flood insurance	months @		per month		
1008. Other taxes	months @		per month		
1011. Aggregate Adjustment					
1100. Title Charges					
1101. Escrow/Closing Fee - Buyer	to	Attorneys' Title Guaranty Fund, Inc.		\$150.00	
1102. Environmental Lien Protection Endorse.	to	Attorneys' Title Guaranty Fund, Inc.			
1103. ARM Endorsement	to	Attorneys' Title Guaranty Fund, Inc.			
1104. Condo Endorsement	to	Attorneys' Title Guaranty Fund, Inc.			
1105. Location 1	to	Attorneys' Title Guaranty Fund, Inc.			
1106. Buyer's Attorney fees	to				
1107. Tax Deposit	to				
(includes above items numbers:)					
1108. Total Title Premium - MPA	to	Attorneys' Title Guaranty Fund, Inc.		\$50.00	\$345.00
(includes above items numbers:)					
1109. Lender's coverage			\$134,500/\$50.00 .		
1110. Owner's coverage			\$189,000.00/\$345.00		
1200. Government Recording and Transfer Charges					
1201. Recording Fees	Deed ; Mortgage ; Releases				
1202. County tax stamps	Deed ; Mortgage to				
1203. State tax stamps	Deed ; Mortgage to				
1204. City tax/stamps	to				
1205. Record Assignment of Mortgage	to				
1206. Record Release Deed	to				
1207. IL Agent Reg. Fee	to	ATG or Member		\$3.00	\$3.00
1300. Additional Settlement Charges					
1301. Survey	to				
1302. Pest Inspection	to				
1303. UPS Fee	to .			\$0.00	\$0.00
1304. City property taxes	to		POC \$0.00	\$0.00	\$0.00
1305. County property taxes	to		POC \$0.00	\$0.00	\$0.00
1306. Annual assessments	to		POC \$0.00	\$0.00	\$0.00
1307. School property taxes	to		POC \$0.00	\$0.00	\$0.00
1308. MUD taxes	to		POC \$0.00	\$0.00	\$0.00
1309. Other taxes	to		POC \$0.00	\$0.00	\$0.00
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)				\$203.00	\$348.00

ATTORNEYS' TITLE GUARANTY FUND, INC.
ACCOUNTING INFORMATION SCHEDULE

State: IL

General Information

Member No.: 9999 County (or County Code): Jo Daviess File Name: 030999900024

OPA No.: 030152700024-01 OPA Amount: 189,000.00 OPA Policy Date: 09/01/2003
MPA No.: 030152700024-01 MPA Amount: 134,500.00 MPA Policy Date: 09/01/2003
OMC No.: 030152700024 OMC Eff. Date: 06/06/2003

Premium Information

166.75 Owner _____ Check attached ck. # _____

or

20.00 Mortgagee (See list below) _____ Premium withheld by ATG

or

15.00 Endorsement fees _____ Premium sent with OMC

6.00 IL Agent Reg. fees

207.75 Total

Special rate and confirmation # _____

When attaching one check for several policies, be sure that the total of the individual transactions agrees with the amount of the check.

If confirmation # is not referenced, policies will be billed at the basic rate.

Closing confirmation # _____

Policy Information

MPA Insured's Name(s): Metrobank, N.A.
OPA Insured's Name(s): Ulysses S. Grant and Amy Grant
Buyer's Name(s): Ulysses S. Grant and Amy Grant
Seller/Owner's Name(s): Robert E. Lee and Peggy Lee
PIN: 06-415-08-00

Prior Title Policy Reference

(Attach if non-ATG)

Company: ATGF
Date: 3/18/2002 Policy No.: 50370538 Amount: 148,000

Endorsement Information

Listed below are endorsements for which a fee is due. If a fee is due for the endorsement, transfer the total amount to the "Endorsement fees" line of the "Premium Information" section above. **Remit the endorsement premium to ATG.**

Please complete and attach to front of each OPA and each MPA. Thank you.