

## ALTA & Title Basics

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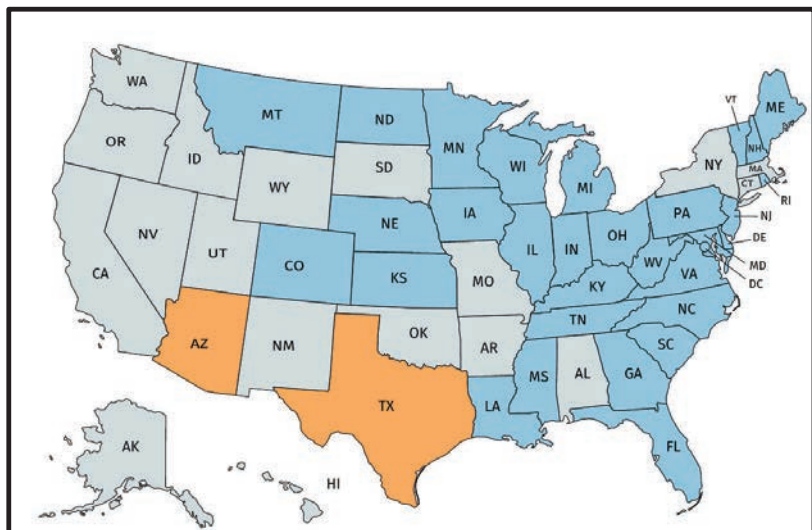
[www.thomastitle.com](http://www.thomastitle.com)

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## Quick Intro – Thomas Title

- National Title Agent
- Licensed in Most States – Can Work in **all** states
- Can use all major Underwriters



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# Title Insurance 101

- A Brief History
- Why is it important?
- What does it cover?

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## YOUR RENEWABLE PROJECT IN PROCESS

### 1. PROCESS STARTED

Request for commitment received.

### 2. TITLE RESEARCH

Our energy team sends the order to our in house title examination team or finds the most qualified agent to partner with to begin the search

### 3. REVIEWING & SENDING

A project manager receives the commitment and reviews it to make sure the correct party is shown as the owner and that nothing glaring in terms of exceptions nor requirements sticks out.

### 4. MINERAL REVIEW

Our internal landman reviews the minerals and makes recommendations to secure the mineral endorsements

### 5. PRO FORMA/SURVEY REVIEW

Once the commitments are all in, we build our pro forma (which will be what the policy ultimately looks like). The pro forma and survey are compared and necessary curative items for closing are discussed

### 6. UNDERWRITING & ENDORSEMENTS

We review the curative documents, site plan, and pro forma to determine which endorsements we are comfortable issuing for this specific project

### 7. CLOSING

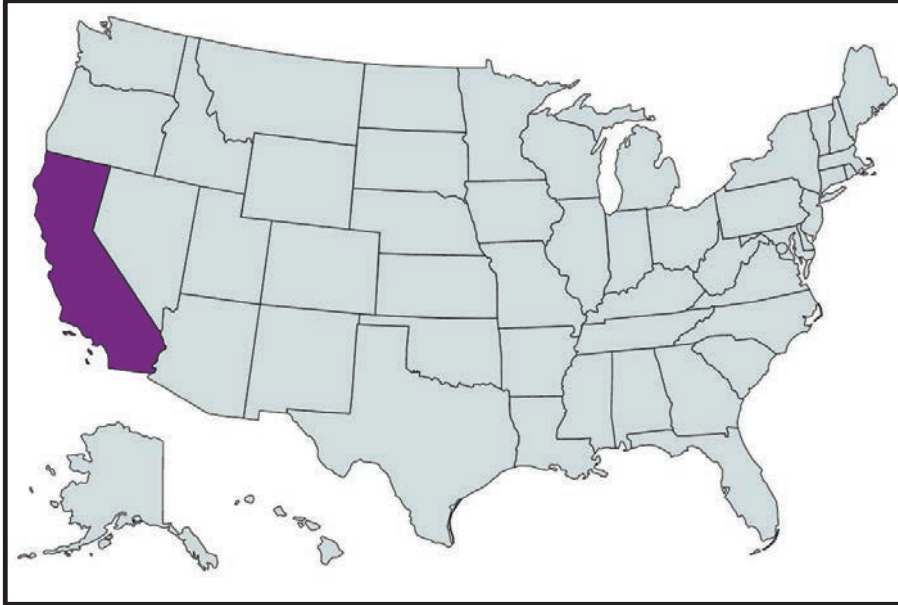
At closing, the project manager finalizes the pro forma, with all of the endorsements and we prepare to issue the title insurance policy

### 8. POLICY PREP

The project manager prepares the policy, gets the required signatures from the underwriter, and sends the policy to the client.

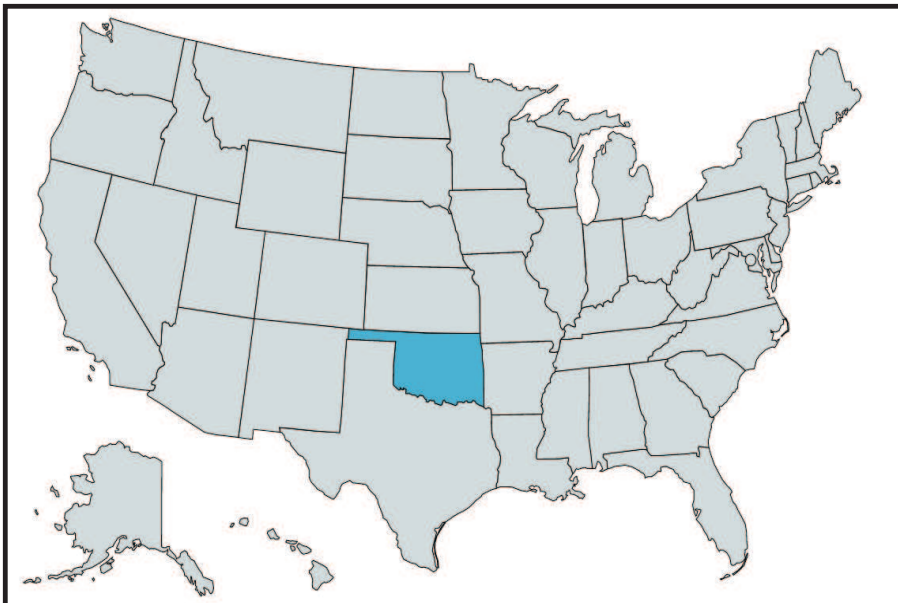
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## State by State Variations - California



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## State by State Variations - Oklahoma



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Title search: ALTA & Title Basics (for non-Texas title matters)

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