

ALTA Endorsement 12.1 v. 1.00 to v 1.01 Change Log

Description: On August 30, 2021, ALTA was notified that the formatting within Endorsement 12.1 (2021 v. 1.00), as approved on 07-01-2021 and published on 07-30-2021, required additional review. The review was within paragraph 6, which restated Condition 10. Specifically, restated Condition 10.c. had an additional indent that does not match the intent of the ALTA Forms Committee. The instance is designated as below in the yellow box with a red outline.

American Land Title Association

Endorsement 12.1
Aggregation—State Limits—Loan Policy
[2021 v. 01.00 (07-01-2021)]

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6. Condition 10 is restated in its entirety to read:
10. REDUCTION OR TERMINATION OF INSURANCE
- a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the applicable Aggregate Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Aggregate Amount of Insurance afforded under this endorsement, except to the extent that the payment reduces the Indebtedness.
 - b. If this policy insures the Title to Land located in a state identified in Section 3.b. of this endorsement:
 - i. all payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Aggregate Amount of Insurance by the amount of the payment; but
 - ii. a payment made for loss or damage on Land insured in one of the policies identified in Section 1 on Land located outside this state does not reduce the Aggregate Amount of Insurance in Section 3.b. of this endorsement until the Aggregate Amount of Insurance in Section 3.a. is reduced below the Aggregate Amount of Insurance in Section 3.b.
 - c. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Aggregate Amount of Insurance.
 - d. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company under this policy, except as provided in Condition 2, but it will not reduce the Aggregate Amount of Insurance for the other policies identified in Section 1 of this endorsement.

Resolution: Endorsement 12.1 (2021 v. 1.01) was issued and uploaded to the ALTA site on 8-30-2021 as a technical correction. The changed text is reflected below:

American Land Title Association

Endorsement 12.1
Aggregation—State Limits—Loan Policy
[2021 v. 01.01 (07-01-2021 TC 08-30-302)]

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6. Condition 10 is restated in its entirety to read:
10. REDUCTION OR TERMINATION OF INSURANCE
- a. All payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the applicable Aggregate Amount of Insurance by the amount of the payment. However, any payment made by the Company prior to the acquisition of the Title as provided in Condition 2 does not reduce the Aggregate Amount of Insurance afforded under this endorsement, except to the extent that the payment reduces the Indebtedness.
 - b. If this policy insures the Title to Land located in a state identified in Section 3.b. of this endorsement:
 - i. all payments under this policy, except payments made for costs, attorneys' fees, and expenses, reduce the Aggregate Amount of Insurance by the amount of the payment; but
 - ii. a payment made for loss or damage on Land insured in one of the policies identified in Section 1 on Land located outside this state does not reduce the Aggregate Amount of Insurance in Section 3.b. of this endorsement until the Aggregate Amount of Insurance in Section 3.a. is reduced below the Aggregate Amount of Insurance in Section 3.b.
 - c. When the Title is acquired by the Insured as a result of foreclosure or deed in lieu of foreclosure, the amount credited against the Indebtedness does not reduce the Aggregate Amount of Insurance.
 - d. The voluntary satisfaction or release of the Insured Mortgage terminates all liability of the Company under this policy, except as provided in Condition 2, but it will not reduce the Aggregate Amount of Insurance for the other policies