Reissue rates: what qualifies, and what it costs.

We issue title policies through **First American**, one of the country's largest title underwriters, and **Westcor**, the largest independent. When a property already carries a qualifying policy, the new policy is written at a percentage of the standard premium.

HOW IT WORKS

It doesn't have to be our policy

Owner's, loan, or leasehold — neither manual asks who issued it. First American asks *how*: recorded institutional mortgage, or recorded deed to a good-faith buyer for value.

We need the policy itself

First American wants it in hand before closing; Westcor takes satisfactory evidence. Ask at application, not closing week.

PERCENTAGE OF THE STANDARD (BASIC) RATE, BY AGE OF THE PRIOR POLICY

	First American *files it as a "short-term rate"*	Westcor *files it as a "reissue rate"*	
AGE OF PRIOR POLICY	PURCHASE	PURCHASE · OWNER'S	REFINANCE · LOAN
Year 1	55%	50%	50%
Year 2	60%	50%	60%
Year 3	75%	50%	70%
Year 4	75%	70%	70%
Year 5	75%	70%	80%
Year 6	—	70%	80%
Year 7+	—	—	—

Westcor files two — owner's (§2.3A), loan-at-refinance (§3.3B). **First American files one** (§B.7), and it doesn't reach a refinance — Appendix 4B governs there, 4A if bundled. **—** no tier; the full standard rate applies. **Commercial:** 50% within 10 years (FA §K.4) or 5 (Westcor).

For planning, not disclosure. Ask for a written quote before you disclose — we'll confirm the filed rate for your file.

FOUR PLACES THIS GETS QUOTED WRONG

- → **Refinances are the trap.** First American's short-term rate doesn't reach one; its filed refinance rate governs.
- → **Count from the prior policy.** First American runs five years from its effective date to your order date, not your closing date. Westcor sets no measuring date.
- → **Westcor won't stack.** Reissue and bundled refinance can't combine; we run both and charge the lower.
- → **$175 is a simultaneous rate.** At First American it prices the second policy when a full-value one issues with it. Decline the owner's and it's $550 on $400K under Appendix 3.

Send the address and the prior policy — we'll confirm which filed rate applies.