

# Title Updates & Deed Changes

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## All loans over \$500,000

- **New Loan**
  - New Deed
  - Title Search, Title Insurance Commitment & Policy
  - Closing performed by an attorney on our approved list
- **Renewals with new money > \$25,000**
  - Perfect Deed\*
  - Deed modification required
  - Updated Title Search, endorsement to title policy
  - Closing performed by an attorney on our approved list
- **Renewals with new money ≤ \$25,000 (includes renewals with no new money)**
  - Perfect Deed \*
  - Deed mod only required if loan term will exceed 20 years past deed's last stated maturity
    - Subject to intangible taxes (36+ months & new money, Deed Modification required)
  - Lender must obtain proof of paid property taxes
  - Closing by lender in house.

## All less than or equal to \$500,000

- **New Loan**
  - New Deed
  - Title Search, Preliminary & Final Title Opinion
  - Closing performed by attorney our approved list.
- **Renewals with new money > \$25,000**
  - Perfect Deed
  - Deed modification required
  - Updated Title Search with a Preliminary & Final Title Opinion
  - Closing performed by attorney on our approved list.
- **Renewals with new money ≤ \$25,000 (includes renewals with no new money)**
  - Perfect Deed
  - Deed mod only required if loan term will exceed 20 years past deed's last stated maturity
    - Subject to intangible taxes (36+ months & new money, Deed Modification required)
  - Lender must obtain proof of paid property taxes
  - Closing by lender in house.

**Purchased/Acquired Loans:** All renewals of purchased loans from another bank must be reworked on Pinnacle Bank docs and a new deed must be put into place (no exceptions).

**Consumer Real Estate Loans (TRID):** Requires a new Deed and updated Title Work. The only exception will be if the loan does not meet ATR and a loan modification is required.

If the lender believes that a title policy rather than a title opinion would be the best option, it is very important to notate this at the application stage to the processor. This will allow the processor to accurately complete the Loan Estimate as this is one area on the Loan Estimate that has zero tolerance for increases.

\*A **perfect security deed** is a deed which contains perpetual language and has an unlimited maximum obligation amount. There are ways to correct the maximum obligation amount by placing a modification in place with an increase in amount, but there is no way to correct a Deed that does not contain the perpetual language without putting a new Deed in place or ensuring a modification has kept our Deed alive. All of this is contingent upon the existing Deeds in our files and can be handled on a case by case basis. The main thing is that everyone understands that this is not a cookie cut approach.

\*\* **Title insurance** provides insurance against the risks specified in the policy, but a **title opinion** affirmatively assures good title.

**Any exceptions to this policy must be documented in nCino and approved by the Chief Credit Officer.**