



# Stewart Title Guaranty Company

## Latin America Division Underwriting Guidelines

In order for STG to underwrite policies on Mexican properties, we must require the following guidelines and pertinent information for title insurance approval:

1. A written legal opinion from a Mexican or US law firm in English as to the status of title for each individual property submitted with specific considerations as follows:
  - a. the legal opinion must reflect ejido issues, including the lack of ejido claims, release and transfer of ejido rights, the legal basis for transfer of such rights (including statutory and constitutional basis) and whether the land is or was ever ejido land. If it was, the opinion must provide reasons as to why the ejido claim no longer exists.
  - b. a letter of no affectation from the Agrarian Reform Department.
  - c. a conclusion of the current ownership.
  - d. the legal description of the property, liens, restrictions, set back lines, easements, taxes, address of property, other exceptions, and a current certificate of no liens.
  - e. the opinion must recite an examination for a period commencing in 1917 or upon conveyance from the federal government, which ever is later.
  - f. the opinion must recite all conveyances from the beginning point of the exam.
  - g. the opinion should attach copies of all relevant documents and instruments.
  
2. A survey to be prepared by a registered surveyor on the property with ultimate certifications to Stewart Title Guaranty Company, the proposed insured and the Lender (Lender Policy). The law firm is not required to provide the survey unless specifically requested.