



IOWA TITLE GUARANTY
A DIVISION OF IOWA FINANCE AUTHORITY

Dec. 28, 2020

Reminder: New Flat Rate Premium Effective Jan. 1, 2021

Effective January 1, 2021, the Iowa Title Guaranty's (ITG) flat rate premium shall be **\$175** for all residential certificates with coverage amounts **\$750,000 or less**. Certificates with coverage amounts greater than \$750,000 issued on or after January 1, 2021 shall be \$175 plus \$1 per \$1,000 over \$750,000.

***EXCEPTION:** ITG will permit certificates to be issued in CAP on or after January 1, 2021 provided that the certificate is based on a commitment which was issued in CAP prior to January 1, 2021 ("Existing CAP Transactions"). ITG will honor the Transaction Quotes generated in CAP prior to January 1, 2021 for Existing CAP Transactions.

If you anticipate a **CERTIFICATE WITH NO COMMITMENT** being issued on or after January 1, 2021 you must disclose the January 1, 2021 rates on the Loan Estimate and collect the appropriate premium on the Closing Disclosure at the time of closing.

ITG RESIDENTIAL CERTIFICATES ISSUED ON OR AFTER JANUARY 1, 2021*

	Commitment Issued in CAP prior to 1/1/2021	No Commitment Issued in CAP prior to 1/1/2021
Certificate Premium	\$140	\$175

*Does not include endorsement premium for assignment or modification endorsements issued apart from certificate issuance.

New Flat Rate Premium: \$175

- By replacing the "CAP" system, ITG will be able to develop and maintain a next generation title production system.
- The Qualia system brings the entire closing team (lenders, real estate agents, buyers, sellers, abstractors, attorneys, field issuers and closers) to one digital platform to increase understanding, transparency and efficiency.
- Participants gain access to individual Qualia platform deployments with full escrow functionality at no cost.
- Development and testing of the Qualia system are still underway. ITG aims for a target go-live date in 2021. ITG will determine and confirm an exact date once development and testing are complete.

New Increased Flat Rate Coverage Maximum: \$750,000 or Less

- Streamlines pricing for 99.8% of all transactions, including lender and owner certificates.

- Encourages owners to elect coverage by removing the deterrent of the additional and unexpected cost discovered at the closing table under the existing \$1 per \$1,000 over \$500,000 threshold.
- All Fannie Mae and Freddie Mac conforming loans become eligible for ITG's flat rate premium.

Please reference ITG's new Residential Rate Sheet located on the [ITG Resource page](#) for more information. Look for announcements regarding our spring Qualia trainings. Thank you for your patience as we build Iowa's new modern title experience .

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