

SPECIAL ASSESSMENT INDEMNITY AGREEMENT

TO: Travelers Title, LLC
6754 W. Beloit Road, Suite 22

File No. _____

The Undersigned ("Indemnitor" whether singular or plural) hereby agrees to indemnify STEWART TITLE GUARANTY COMPANY and its affiliates and agents ("Stewart"). The Purpose of the indemnity is to induce Stewart to insure against loss or damage resulting from the closing of the following transaction for the above-referenced file without obtaining special assessment letters from the following municipality: _____.

- 1. A deed from _____ (grantor) to _____ (grantee); and/or
- 2. A Mortgage from _____ (mortgagor) to _____ (mortgagee)

For the property located at: _____

The Indemnitor agrees that if there are any outstanding special assessments that have been invoiced, or not invoiced but the Indemnitor has received notice of, that the Indemnitor will be responsible for the immediate payment of these special assessments in full. In addition, the Indemnitor will be responsible for the immediate payment of any outstanding real estate taxes, water and sewer charges, or any other special charges or taxes assessed by the municipality through the date of closing. The Indemnitor will provide Stewart with paid receipts showing payment in full, if such payment is necessary.

If this is a refinance transaction, the Indemnitor agrees to assume the responsibility for any assessments, taxes or other charges not yet invoiced as of the closing date.

In the event that the Indemnitor fails to pay when due any assessments, taxes or other charges, and proceedings should be instituted to enforce the assessments, taxes or other charges against the real estate referenced above, or a claim shall be asserted regarding the assessments, taxes or other charges by an insured under any policy of title insurance issued pertaining to the real estate referenced above, Stewart, in its sole decision, may elect to pay or contest said claim, assessments, taxes or other charges, and the Indemnitor agrees to indemnify Stewart against all losses, damages, costs or expenses that Stewart may incur, including but not limited to attorney fees and any actual costs, losses or other expenses required by any municipal proceedings or insured's claim.

NOW THEREFORE, in consideration of the issuance of any policy of title insurance either without reference to possible assessments, taxes or charges by a municipality, or providing affirmative insurance against loss or damage as a result of possible assessments, taxes or charges by a municipality, the Indemnitor does hereby expressly agree to indemnify and save Stewart harmless from any loss or damage arising from said assessments, taxes or other charges.

IN WITNESS WHEREOF, Indemnitor(s) have executed this Special Assessment Indemnity Agreement this ___ day of _____, 20__.

(Signature) (Signature)

(Print Name) (Print Name)

(Social Security Number or FEIN) (Social Security Number or FEIN)

Address of Indemnitor: _____

ACKNOWLEDGEMENT

STATE OF WISCONSIN

COUNTY OF _____

Personally came before me this _____ day of _____, 20__, the above named _____
_____ to me known to be the person who executed the foregoing instrument and
acknowledged the same.

* _____

Notary Public, State of Wisconsin

My Commission: _____