QUICK REFERENCE — NORTH CAROLINA CLOSING ATTORNEYS

Two Pathways to a Reissue Rate

Whether you have the prior policy in hand or not, there's a compliant way to shorten your search and still secure full reissue credit.

PATHWAY 1

The Traditional Reissue

When you have the prior policy

When you can easily locate a prior owner's or loan policy, the process is simple:

Send us the prior policy. Share a copy with our underwriting team.

Get the credit. Receive the standard reissue rate and shorten your search back to that policy's effective date.

> The most direct route — use it any time the prior policy is on file.

One document. One credit. Done.

OR

PATHWAY 2

The Streamlined Pathway

When there is no prior policy on hand

Bypass the search for a prior policy. Run a shortened search and still receive full reissue credit by following these five steps under CATIC guidelines:

1 CONFIRM CORE ELIGIBILITY

Property is a 1–4 family residential lot in a recorded, platted subdivision; the owner is an individual or estate-planning entity; any institutional deed of trust is paid off at closing; and the insured amount is under $1,000,000.

2 VERIFY THE TRANSACTION TYPE

Refinances	Purchases
Existing loan is ≤15 years old, the property description is identical, and the new policy is an ALTA Short Form Loan Policy.	Step 1 eligibility applies — no loan-age restriction.

3 EXECUTE THE SHORTENED SEARCH

Refinances	Purchases
Search back only to the last bona fide deed (which may be the current vesting deed).	Search to the deed into the developer/subdivider, or run a standard two-owner search.

4 RUN A 10-YEAR JUDGMENT SEARCH

Search all owners' names for the past 10 years for involuntary liens and civil actions.

5 APPLY JUDGMENT & SUBMIT

Expand the search if anything raises a structural or adequacy concern. Otherwise, submit directly to Rhythmic Title to lock in your reissue credit.