

IHDA REQUIREMENTS FOR ALTA/ NSPS LAND TITLE SURVEYS

Digital copy of a current ALTA survey of the Development (the “Survey”), prepared by a registered Illinois land surveyor, dated not later than (180) days prior to the Closing Date, certified by the surveyor to the Illinois Housing Development Authority, Borrower/Owner and the Title Company that the Survey has been prepared in accordance with the 2021 Minimum Standard Detail Requirements for Land Title Surveys established and adopted by the American Land Title Association and the National Society of Professional Surveyors (“Survey Standards”), and showing, in addition and without limitation of the foregoing, the items listed below:

- certify to the Illinois Housing Development Authority, Borrower/Owner and the Title Company
- as numbers 1, 3, 4, 6(a), 7(a), 7(b)(1), 7(b)(2), 7(c), 8, 9, 10, and 11(a)(b) on Table A of the Survey Standards
- Table A, item 20, additional matters as the Authority shall require, including, but not limited to, whether the Development
 - is in a flood zone designated, especially if designated as A or E.
 - is in a classified Zone 1 (Red Zone) Radon Area.
 - encompasses an area of protected Wetlands
 - incorporates an engineered barrier encapsulating contaminants.
- all matters of record (with each recorded document’s number indicated on the Survey)
- all public and private streets, inroads, ways, alleys and other privileges for ingress to and egress from the Development
- all water courses, bodies of water and water basins on the Development
- all encroachments across boundary and lot lines of the Development or rights inconsistent with the Development.
- all easements as addressed in ALTA NSPS 2021 Section 6.C.viii.

Unsigned copy is acceptable for review and comment, prior to signed Final version for record.

Note: Survey shall *not* contain a reference that it is made for loan purposes only.