Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Issuing Agent: MVP Title Agency, LLC
Issuing Office: First American Title Insurance Company
Issuing Office's ALTA® Registry ID: 1229739
Loan ID Number:
Commitment Number: MVP461337
Issuing Office File Number: MVP461337
Property Address: 3545 Laurel Greens Lane North, Unit 103, Naples, FL 34119
Revision Number:

SCHEDULE A
COMMITMENT

1. Commitment Date: June 18, 2026 at 8:00AM
   (Last Revised July 6, 2026 5:05PM)

2. Policy to be issued:
   a. 2021 ALTA® Owner's Policy
      Proposed Insured: To Be Determined
      Proposed Policy Amount: $354,900.00
      The estate or interest to be insured: Fee Simple

   b. 2021 ALTA® Loan Policy
      Proposed Insured:
      Proposed Policy Amount:
      The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is: Fee Simple

4. The Title is, at the Commitment Date, vested in: Alexander Rein and Ashley Rein and, as described in the Public Records, has been since 2/22/2023

5. The Land is described as follows:
   See Exhibit A attached hereto and made a part hereof.

This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by the above noted underwriter. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions, and a counter-signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

FIRST AMERICAN TITLE INSURANCE COMPANY



Brittany L. Carlson, Authorized Signatory
MVP Title Agency, LLC
1495 Pine Ridge Rd., Suite 1, Naples, FL 34109

SCHEDULE B, PART I - REQUIREMENTS
COMMITMENT

All of the following Requirements must be met:

1. **The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.**
2. **Pay the agreed amount for the estate or interest to be insured.**
3. **Pay the premiums, fees, and charges for the Policy to the Company.**
4. **Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.**
5. **Warranty Deed from Alexander Rein and Ashley Rein, as a single person or persons, and joined by spouse (or their respective spouses), if married, to A Natural Person or Legal Entity to Be Designated, conveying the property described in Schedule "A". In the event that the property being conveyed is not the homestead of the grantor(s), the following statement should be set forth on said deed in lieu of a spouse's signature:**

   The land described herein is not the homestead of the grantor(s), and neither the grantor(s) nor the grantor(s) spouse, nor anyone for whose support the grantor(s) is responsible, resides on or adjacent to said land.

6. **Proof of payment of any and all Laurel Greens Condominium Association II, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).**

7. **Certificate of Approval to be recorded from the Laurel Greens Condominium Association II, Inc., pursuant to the Declaration recorded in Book 3544, Page 3520.**

8. **Proof of payment of any and all Cedar Hammock Golf & Country Club, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).**

9. **Proof of payment of any and all Cypress Woods Golf & Country Club Golf Master Property Owners Association, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).**

10. **Proof of payment of any and all Cypress Woods Golf & Country Club, Inc. liens and/or assessments against the land described in Schedule A (including, but not limited to, any special assessments or payments due to others such as master associations).**

11. **Satisfactory verification from appropriate governmental authorities that any and all unrecorded Special Taxing District Liens, City and County Special Assessment Liens, MSBU Assessment Liens, Impact Fees, and Water, Sewer and Trash Removal Charges, have been paid.**

12. **Proof of payment of taxes and assessments for the year 2025, and prior years, plus any penalties and interest.**

13. **Redemption of Tax Sale Certificate No. 3272, sale of 2026, for 2025 unpaid taxes.**

Note: The following is for informational purposes only and is given without assurance or guarantee: 2025 taxes show

DELINQUENT. The gross amount is $3,340.59 for Tax Identification No. 54522003065.

14. **NOTE: The name or names of the proposed insured(s) and/or the amount of requested insurance under the Owner's/Loan Policy to be issued must be furnished and this Commitment is subject to such further exceptions and/or requirements as may then be deemed necessary.**

15. **NOTE: Because the land appears of record to be unencumbered, the Company requires that the affirmative declarations of the title affidavit, which includes a representation that there are no mortgages or other liens against the land whether recorded or not recorded, be properly emphasized before execution. Just as in all transactions, every seller/borrower must be encouraged to disclose any off record encumbrance, lien, or other matter that may affect title before the Company is willing to rely upon the representations contained within the title affidavit.**

NOTE: The following conveyance(s) have been recorded within the last 24 months:

None

NOTE: Florida Statutes, Sections 692.201-692.205, "Conveyances to Foreign Entities" (the "Statute"), effective July 1, 2023, prohibits ownership of certain real property by certain foreign parties. Pursuant to such Statute, at the time of purchase of real property in Florida, each Buyer must provide an Affidavit that the proposed Insured is not a foreign principal from a foreign country of concern that is restricted from acquiring the Land set forth on Schedule A. In compliance with the statute, Florida Real Estate Commission adopted Rule 61J2-10.200, F.A.C., which established the approved forms for such Affidavits (one for natural persons and one for entities). These affidavits will be provided upon request. Any loss or damage incurred as a result of a violation of this Statute is excluded from coverage under the terms of a title insurance policy. Further, the Company will not knowingly close or insure a transaction that violates this Statute.

16. **Copies of the supporting documents have been hyperlinked for your convenience: SP-Search Package**

17. **REQUIREMENT: Pay any unpaid property taxes:**
Tax ID #: 54522003065
Property Address: 3545 Laurel Greens Lane North, Unit 103, Naples, FL 34119

2025 Annual in the amount of $3,340.59 are Delinquent.

Any amounts shown as unpaid do not include collection fees, penalties or interest.

SCHEDULE B, PART II - EXCEPTIONS
COMMITMENT

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the Public Records or attaching subsequent to the Effective Date but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
2. Any rights, interests, or claims of parties in possession of the land not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the land.
4. Any lien, for services, labor, or materials in connection with improvements, repairs or renovations provided before, on, or after Date of Policy, not shown by the Public Records.
5. Any dispute as to the boundaries caused by a change in the location of any water body within or adjacent to the Land prior to Date of Policy, and any adverse claim to all or part of the Land that is, at Date of Policy, or was previously under water.
6. Taxes or special assessments not shown as liens in the Public Records or in the records of the local tax collecting authority, at Date of Policy.
7. Any minerals or mineral rights leased, granted or retained by current or prior owners.
8. Taxes and assessments for the year 2026 and subsequent years, which are not yet due and payable.
9. NOTES FOR STANDARD EXCEPTIONS: Standard Exceptions for parties in possession, for mechanics liens, and for taxes or special assessments not shown as liens in the public records shall be deleted upon receipt of an acceptable Non-Lien and Possession Affidavit establishing who is in possession of the lands, that there are no liens or encumbrances upon the lands other than as set forth in the Commitment, that no improvements to the lands have been made within the past 90 days or are contemplated to be made before closing that will not be paid in full, and that there are no unrecorded taxes or assessments that are not shown as existing liens in the public records. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said affidavit.

   Standard Exception(s) for questions of survey may be deleted upon receipt and review of a properly certified Survey meeting the Florida Minimum Technical Standards for all land surveys dated no more than 90 days prior to closing or such other proof as may be acceptable to the Company. Any Policies issued hereunder may be subject to a Special Exception for matters disclosed by said survey or proof.

10. The Standard Exception for any minerals or mineral rights leased, granted or retained by current or prior owners is hereby deleted.

11. Terms, provisions, restrictive covenants, conditions, reservations, rights, duties and easements, contained in the Declaration of Condominium of LAUREL GREENS II, A CONDOMINIUM, and all Exhibits annexed thereto, including all amendments and modifications thereto, including, but not limited to, a lien for charges and assessments and an option to purchase, right of first refusal or prior approval of a future purchaser or occupant, recorded in Book 3544, Page 3520; Book 3546, Page 4158, and amended in Book 3568, Page 2459; but deleting any covenant , condition, or restriction indicating a preference, limitation, or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such

covenants , conditions, or restrictions violate 42 USC 3604(c).

12. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 2594, Page 2141, as amended in Book 2692, Page 2838; Book 2698, Page 77; Book 2701, Page 1539; Book 2762, Page 173; Book 2768, Page 1670; Book 2871, Page 1712; Book 2959, Page 1468; Book 2990, Page 3087; Book 2825, Page 43, and Book 3023, Page 3257 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

13. Declaration of Covenants, Conditions, Restrictions and Easements, which contains provisions for a private charge or assessments, recorded in Book 2380, Page 95, and as amended in Book 2431, Page 2067; Book 3056, Page 3195; Book 3059, Page 1730; Book 3075, Page 2044; Book 3234, Page 3071; Book 3610, Page 2752; Book 3633, Page 2903; Book 3824, Page 1703; Book 3888, Page 1107; Book 3891, Page 1372; Book 4141, Page 508; Book 4569, Page 1720; Book 5500, Page 1300 and Book 5997, Page 1564 , but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c).

14. Covenants, Conditions and Restrictions as set forth in Fee Simple Deed recorded in Book 1799, Page 2330.

15. Oil, gas and mineral reservations contained in instruments recorded in Deed Book 30, Page 91; Deed Book 33, Page 387, and Deed Book 35, Page 15. Florida form 9 Coverage will not be available on this matter.

16. Oil, gas and mineral reservations contained in instrument recorded in Book 884, Page 1555. Florida Form 9 Coverage will not be available on this matter.

17. Drainage easement as set forth in instrument recorded in Book 365, Page 414.

18. Easements as set out and reserved in instruments recorded in Book 2433, Page 1475; Book 2456, Page 1009, and Book 2539, Page 996.

19. Notice of Permit recorded in Book 2397, Page 977.

20. Resolution No. 99-248 recorded in Book 2557, Page 3265.

21. Easements as set out and reserved in instruments recorded in Book 2859, Page 1630 and Book 2713, Page 1084.

22. Agreement as contained in instrument recorded in Book 2703, Page 1643.

23. Bill of Sale and Deed recorded in Book 2567, Page 2631 and Book 2567, Page 2636.

24. Easements as set out and reserved in instrument recorded in Book 2798, Page 3156.

25. Terms, conditions, reservations and restrictions as set forth in Easements, Bill of Sale and Warranty Deed recorded in Book 2539, Page 996; Book 2539, Page 1004; Book 2531, Page 2320; Book 2531, Page 2324 and Book 2531, Page 2328.

26. Bill of Sale and Deed recorded in Book 2525, Page 2781 and Book 2525, Page 2784.

27. Easements as set out and reserved in instruments recorded in Book 2511, Page 2450; Book 2509, Page 723; Book 2440, Page 2212, and Book 2505, Page 3263.

28. M.A.D.E. Easement as set forth in instrument recorded in Book 2473, Page 1510, as modified by Modification of Lake Drainage Easement recorded in Book 3213, Page 933.

29. Sprint Florida Easement as set forth in instrument recorded in Book 2527, Page 1861.

30. Riparian and/or littoral rights are not insured.

31. This Policy does not insure title to any part of the land lying below the ordinary high water mark of any abutting body of water.

32. Note: All of the recording information contained herein refers to the Public Records of COLLIER County, Florida, unless otherwise indicated. Any reference herein to a Book and Page or Instrument Number is a reference to the Official Record Books of said county, unless indicated to the contrary.

33. Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions_01

34. Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions_02

35. Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions_03

36. Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions_04

37. Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions_05

38. Copies of the supporting documents have been hyperlinked for your convenience: SP-Exceptions_06

EXHIBIT A

Legal Description

The Land is described as follows:

Unit 103, Building 58, LAUREL GREENS II, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof, as recorded in Official Records Book 3544, Page 3520, and all exhibits and amendments thereto, of the Public Records of Collier County, Florida.

REISSUE CREDIT

NOTICE

Issued by

First American Title Insurance Company

YOU MAY BE ENTITLED TO A REDUCED PREMIUM FOR TITLE INSURANCE IF THIS OFFICE IS PROVIDED WITH A PRIOR OWNER'S POLICY INSURING THE SELLER OR MORTGAGOR IN THE CURRENT TRANSACTION.

The purpose of this letter is to provide you with important information regarding the title insurance premium that has been or will be charged in connection with this transaction.

Eligibility for a discounted title insurance premium will depend on:

REFINANCE TRANSACTIONS:
To qualify for a reduced premium for title insurance you must provide our office with a copy of your prior owner's policy of title insurance insuring your title to the above-referenced property.

SALES TRANSACTIONS:
To qualify for a reduced premium for title insurance you must provide our office with a copy of your (or your seller's) prior owner's policy of title insurance insuring your title to the above referenced property. The effective date of the prior owner's policy must be less than three years old or the property insured by the policy must be unimproved (except roads, bridges, drainage facilities and utilities are not considered improvements for this purpose)

To qualify for the reduced rate, you or your representative may hand deliver, mail or fax a copy of the prior owner's policy of title insurance to your First American issuing agent conducting your settlement prior to closing, although we will accept the prior policy up to 5 working days after the closing date of your transaction.

Please refer to Schedule A of the ALTA Commitment for validity requirements and full Copyright 2021 American Land Title Association disclosures..

TITLE INSURANCE COMMITMENT

Issued By
FIRST AMERICAN TITLE INSURANCE COMPANY
Through Its Agent

MVP TITLE AGENCY, LLC

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, First American Title Insurance Company, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIRST AMERICAN TITLE INSURANCE COMPANY

By: _____ **By:** _____

Kenneth D. DeGiorgio, President **Lisa W. Cornehl, Secretary**

This jacket was created electronically and constitutes an original document

Please refer to Schedule A of the ALTA Commitment for validity requirements and full Copyright 2021 American Land Title Association disclosures..

COMMITMENT CONDITIONS

1. DEFINITIONS
    a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
    b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
    c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
    d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
    e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
    f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
    g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
    h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
    i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
    j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
    a. the Notice;
    b. the Commitment to Issue Policy;
    c. the Commitment Conditions;
    d. Schedule A;
    e. Schedule B, Part I—Requirements; and
    f. Schedule B, Part II—Exceptions; and
    g. a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND
   The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT
   The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY
   The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
   This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. ARBITRATION
    The Policy contains an arbitration clause as follows:
    a. All claims and disputes arising out of or relating to this policy, including any service or other matter in connection with issuing this policy, any breach of a policy provision, or any other claim or dispute arising out of or relating to the transaction giving rise to this policy, may be submitted to binding arbitration only when agreed to by both the Company and the Insured. Arbitration must be conducted pursuant to the Title Insurance Arbitration Rules of the American Land Title Association ("ALTA Rules"). The ALTA Rules are available online at www.alta.org/arbitration. The ALTA Rules incorporate, as appropriate to a particular dispute, the Consumer Arbitration Rules and Commercial Arbitration Rules of the American Arbitration Association ("AAA Rules"). The AAA Rules are available online at www.adr.org.
    b. *If there is a final judicial determination that a request for particular relief cannot be arbitrated in accordance with this Condition 18 (Condition 17 of the Loan Policy), then only that request for particular relief may be brought in court. All other requests for relief remain subject to this Condition 18 (Condition 17 of the Loan Policy).*
    c. Fees will be allocated in accordance with the applicable AAA Rules. The results of arbitration will be binding upon the parties. The arbitrator may consider, but is not bound by, rulings in prior arbitrations involving different parties. The arbitrator is bound by rulings in prior arbitrations involving the same parties to the extent required by law. The arbitrator must issue a written decision sufficient to explain the findings and conclusions on which the award is based. Judgment upon the award rendered by the arbitrator may be entered in any State or federal court having jurisdiction.