



CONTRACT RENEWAL LETTER

Date: May 26, 2026
Contract #: UCPJMU7220
Service: Real Estate Title Exam/Insurance and Closing Services
Renewal Period: 9/15/2026 to 9/14/2027
Renewal #: 1 of 4 One-Yr
Issued By: James Madison University
Dylan Morris, Buyer Senior Ph: 540-568-3002
Fx: 540-568-7935

Contractor: VStitle, LLC
Attn: Dale Shoop
410 Neff Avenue
Harrisonburg, VA 22801 Ph: (540) 434-8571

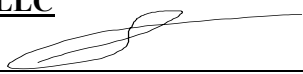
Contract Administrator: Jini Cook, Real Property and Space Management


Description of Renewal Notice:

In accordance with the renewal provision of the original contract all terms, conditions, and specifications of the original contract remain the same during the contract renewal period, along with any modifications that have been incorporated up until this point. The contract pricing will remain the same and is attached to this renewal.

All invoices shall be submitted within sixty days of contract renewal term expiration as well as for each subsequent contract renewal period. Any invoices submitted after the sixty day period will not be processed for payment.

Return one executed renewal notice to my attention within ten days.

VStitle, LLC
By: 
Dale Shoop
Name (print)
President 06/01/2026
Title Date Signed

James Madison University 
By:
Dylan Morris, Annie Korn for Dylan Morris
Name (print)
Buyer Senior 5/26/2026
Title Date Signed

Contract #: UCPJMU7220

Contractor: VSTitle, LLC

Renewal Period: 9/15/2026 – 9/14/2027

Commodity: Real Estate Title Exam/Insurance and Closing Services

Pricing Schedule

1. Contract Pricing (rates shall include all labor, overhead, administrative time, copying, delivering, and other miscellaneous fees).

a. Title examination services & delivery of commitment (rates include copies of all documents that give rise to tile exceptions):

i. Hourly rate.	\$75.00
ii. Maximum charge per instance.	\$300.00
iii. Title insurance commitment/binder fee.	\$150.00

b. Title insurance acquisition pricing (rate per \$1,000)

i. Gift* to \$250,000 of insurance	\$4.31
ii. Over \$250,000 and up to \$500,000, add	\$4.08
iii. Over \$500,000 and up to \$1,000,000, add	\$3.75
iv. Over \$1,000,000 and up to \$2,000,000, add	\$2.49
v. Over \$2,000,000 and up to \$5,000,000, add	\$2.21
vi. Over \$5,000,000 and up to \$10,000,000, add	\$1.93
vii. Over \$10,000,000 and up to \$20,000,000, add	\$1.79
viii. Over 20,000,000	Quoted per acquisition
ix. Minimum premium	\$250
*Appraised or assessed value	

c. Final title rundown & recordation:

i. Hourly rate.	\$80.00
ii. Maximum charge per instance.	\$80.00

d. Closing and escrow services which shall include assistance in furnishing or revising legal descriptions:

i. Hourly rate.	\$75.00
ii. Maximum charge per instance	\$500.00

e. There shall be no other charges or miscellaneous fees not already specified.

2. Contractor's proposal dated April 16, 2025, in response to RFP #DKM-1230; Section IV.

Statement of Needs; B; Item 2(g), Contractor exceptions is hereby amended as follows:

- i. Contractor will write JMU titles on Fidelity National Title, in which case contractor will not include any standard exceptions in the Title Insurance Commitment.
- ii. Contractor may write on First American, and will include the following standard exemption on the Commitment:
 - Any facts, rights, interests, or claims which are shown by the public records, which could be ascertained by an inspection of the land or by making inquiry of persons in possession of thereof.

- Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by public records. The coverage afforded by covered matter 2(c) in contractor's proposal is deleted.
 - Any lien, or right to a lien, for service, labor or material theretofore or hereafter furnished, imposed by law and not shown by the public records.
 - Roads, ways, streams or easements, if any, not shown of record, riparian rights and the title to any filled-in lands.
3. The University will issue an eVA purchase order based upon a quote provided by your firm. No work shall commence until a PO is received by contractor.
 4. Parties agree that this Negotiation Summary modified RFP DKM-1230 and the Contractor's initial response to RFP DKM-1230, and in the event of conflict this negotiation summary shall take precedence.
 5. Contractor agrees that all exceptions taken within their initial response to RFP DKM-1230 that are not specifically addressed within this negotiation summary are null and void.