7 REASONS WHY EVERY HOMEBUYER NEEDS OWNER'S TITLE INSURANCE

Buying a home is an exciting and emotional time for many people. To help you buy your home with more confidence, make sure you get owner's title insurance.

HERE'S WHY IT'S SO IMPORTANT FOR YOU:

1) PROTECTS YOUR LARGEST INVESTMENT

A home is probably the single largest investment you will make in your life. You insure everything else that's valuable to you-your life, car, health, pets, etc., so why not your largest investment? For a one-time fee, owner's title insurance protects your property rights for as long as you own your home.

2) REDUCES YOUR RISK

If you're buying a home, there are many hidden issues that may pop up only after you purchase your home. Getting an owner's title insurance policy is the best way to protect yourself from unforeseen title discrepancies. Don't think it will happen to you? Think again. Title claims can include:

- outstanding mortgages and judgments, or a lien against the property because the seller has not paid his taxes
- pending legal action against the property that could affect you
- an unknown heir of a previous owner who is claiming ownership of the property

HOME SERVICES TITLE

3) YOU CAN'T BEAT THE VALUE

Owner's title insurance is a onetime fee that's very low relative to the value it provides. It typically costs around 0.5% of the home's purchase price.

4) The policy protects the insured during their entire lifetime.

5) NOTHING COMPARES

Homeowners insurance and warranties protect only the structure and belongings of your home. Getting owner's title insurance ensures your property rights are protected.

6) EIGHT IN TEN HOMEBUYERS AGREE

Each year, more than 80% of America's homebuyers choose to get owner's title insurance.

7) PEACE OF MIND

If you're buying a home, owner's title insurance lets you rest assured, knowing that you're protected from inheriting possible debts or legal problems, once you've closed on your new home.



WHICH POLICY IS RIGHT FOR ME?

An Owner's Policy offers basic coverage, while an Owner's Policy + ALTA 49 & 49.1 Endorsements goes one step further to protect against post-policy fraud. Cost is an added 5% to premium. A Homeowners Policy costing 15% more, provides all the coverage under the above Owner's Policy + ALTA 49 & 49.1 as well as additional covered risks. Note: The amount of coverage offered on the property increases over time as the value of the property goes up. (10% per year for the first 5 years) Title must not be held by a Trust or Business Entity.

OWNERS

Coverage against common title defects including

- Undisclosed heirs
- Mistakes in recording
- Errors in tax records
- Someone claiming ownership interest
- Forgery or impersonation
- Someone having the right to limit your use of the land
- Erroneous or inadequate legal descriptions

OWNERS + ALTA ENDORSEMENT

All coverage included in the Owners Title Insurance policy **PLUS** post-policy fraud.

- Insures against loss caused by fraudulent impersonation of the Insured by way of a forged deed or mortgage recorded AFTER the date of the policy
- May ONLY be issued for a improved 1-4 family residence where insured is a "Natural Person" vs a Trust, LLC, or Business Entity

HOMEOWNERS

All coverage included in the Owners Title Insurance policy **PLUS** post-policy fraud and additional coverage most notably:

- Forced removal of structure
- Building permit violations
- Unrecorded easements
- Post-policy encroachment
- Post-policy adverse possession
- Post-policy inflation coverage. Automatic increase in value up to 150% over 5 years.
- and **MORE**

COVERAGE ITEM	OWNERS POLICY	OWNERS POLICY + ENDORSEMENT	HOMEOWNERS POLICY
FORGERY & IMPERSONATION	YES	YES	YES
DEED NOT JOINED IN BY NECESSARY PARTY (SPOUSE, HEIR, CO-OWNER, ETC.)	YES	YES	YES
UNDISCLOSED (BUT RECORDED) PRIOR MORTGAGE OR LIEN	YES	YES	YES
UNDISCLOSED (BUT RECORDED) EASEMENT OR USE RESTRICTION	YES	YES	YES
ERRONEOUS OR INADEQUATE LEGAL DESCRIPTION	YES	YES	YES
LEGAL ACCESS TO YOUR PROPERTY	YES	YES	YES
DEED NOT PROPERLY RECORDED	YES	YES	YES
POST POLICY FORGERY (SUCH AS HOME THEFT)	NO	**YES**	YES
INCORRECT SURVEY	NO	NO	YES
SILENT (OFF RECORD) LIENS	NO	NO	YES
DEED TO LAND WITH BUILDINGS ENCROACHING ON LAND OF ANOTHER	NO	NO	YES

COVERAGE ITEM	OWNERS POLICY	OWNERS POLICY + ENDORSEMENT	HOMEOWNERS POLICY
SUBDIVISION MAP ACT COVERAGE	NO	NO	YES
BUILDING PERMIT VIOLATION	NO	NO	YES
RESTRICTIVE COVENANT VIOLATIONS	NO	NO	YES
ENHANCED ACCESS	NO	NO	YES
POST-POLICY ENCROACHMENT	NO	NO	YES
MINERALS EXTRACTION COVERAGE	NO	NO	YES
MAP INCONSISTENCIES	NO	NO	YES
LIVING TRUST COVERAGE	NO	NO	YES
AUTOMATIC INFLATION PROTECTION (5 YEARS)	NO	NO	YES
CONDEMNATION/EMINENT DOMAIN	NO	NO	YES
ADVERSE POSSESSION	NO	NO	YES
MISSING HEIRS	NO	NO	YES