



## Why Do I Need Owner's Title Insurance?

When you purchase a home, you assume title to the property. Title is the legal right that a person has to the ownership and possession of land. However, there can be any number of prior title problems that remain undisclosed even after the most careful search of public records. These prior hidden "defects" may not be discovered for months or even years after you purchase your home. Since it is possible that someone other than you has a legal right to the property you are buying, you could be forced to defend your rights in court.

Your lender protects their interests by requiring you to purchase a loan policy. But that coverage does not protect you! Only the purchase of an owner's title insurance policy provides protection against covered losses and prior defects, and provides legal defense for covered risks.

## Why Old Republic Title?

Your owner's title insurance policy provides both peace of mind and financial protection; however, that protection is only as strong as the issuing company itself. Since 1992, no other title insurer has had higher overall financial strength ratings than Old Republic Title.



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PROTECT YOUR MOST  
**IMPORTANT ASSET**



# Policy Options

There are two policies to choose from: an Owner's Policy of Title Insurance and a Homeowner's Policy of Title Insurance. Each offers homeowners confidence and peace of mind that their title is protected from covered risks.

## Owner's Policy of Title Insurance

The Owner's Policy of Title Insurance offers standard coverage against common title defects, including:

- Undisclosed heirs
- Mistakes in recording legal documents
- Errors in tax records
- Someone claiming an ownership interest in your title
- Leases, contracts or options affecting your title
- Someone claiming to have rights affecting your title due to forgery or impersonation
- Someone having a right to limit your use of the land
- Unmarketability of your title
- A defective title

## Homeowner's Policy of Title Insurance

The Homeowner's Policy of Title Insurance provides the most complete title coverage available. In addition to the coverage provided in the Owner's Policy of Title Insurance, this policy offers expanded coverage\* for

a total of 32 covered risks. This includes:

- The covered risks listed in the Owner's Policy of Title Insurance, PLUS:
- Zoning violations
- Subdivision law violations
- Improvements that encroach into an easement
- Building permit violations
- Covenants, conditions and restriction
- Lack of vehicular and pedestrian access
- Supplemental assessments arising as a result of construction or a transfer prior to the policy date or a transfer prior to the policy date
- Damage to your house caused by someone with easement rights
- A potential buyer refusing to proceed with purchase due to the discovery of your neighbor's structure on your property
- Damage to your house, lawn or trees caused by someone with rights to dig a well or mine
- And more

\*Some coverages are subject to deductibles and liability caps.

Coverage Comparison of ALTA Owner's Policy and Homeowner's Policy of Title Insurance	ALTA Homeowner's Policy of Title Insurance	ALTA Owner's Policy of Title Insurance
Title to the estate or interest described in Schedule A being vested other than as stated therein	YES	YES
Any defect in or lien or encumbrance on the title	YES	YES
Unmarketability of the title	YES	YES
Lack of right of access to and from the land	YES	YES
You are forced to remove your existing structures because they encroach onto your neighbor's land	YES+	YES
Someone has a legal right to and refuses to perform a contract to purchase the land, lease it or make a mortgage loan on it because your neighbor's existing structures encroach onto the land	YES	YES
You are forced to remove your existing structures, which encroach onto an easement or over a building set-back line	YES	YES
Your existing structures are damaged because of the exercise of a right to maintain or use any easement affecting the land	YES	YES
You do not have both actual vehicular and pedestrian access to and from the land based upon a legal right	YES	NO
A taxing authority assesses supplemental real estate taxes not previously assessed against the land for any period before the policy date because of construction or a change of ownership or use that occurred before the policy date	YES	NO
Your neighbor builds any structures after the policy date which encroach onto the land	YES	NO
The residence with the address is not located on the land at the policy date	YES	NO
The map, if any, attached to the policy does not show the correct location of the land according to the public records	YES	NO
Your existing improvements, including lawns, shrubbery or trees, are damaged because of future exercise of right to use the surface of the land for the extraction or development of minerals, water or any other substance	YES	NO
Your title is lost or taken because of a violation of any covenant, condition or restriction, which occurred before you acquired your title	YES	NO*
You are forced to correct or remove an existing violation of any covenant, condition or restriction affecting the land	YES	NO*
You are unable to obtain a building permit; you are required to correct or remove the violation; or someone else has a legal right to, and refuses to perform a contract to purchase the land, lease it or make a mortgage loan on it because of an existing violation of a subdivision law or regulation affecting the land	YES+	NO*
You are forced to remove or remedy your existing structures, or any part of them other than boundary walls or fences because any portion was built without obtaining a building permit from the proper government office	YES+	NO*
You are forced to remove or remedy your existing structures, or any part of them because they violate an existing zoning law or zoning regulation	YES+	NO*
You cannot use the land because use as a single-family residence violates an existing zoning law or zoning regulation	YES	NO*
Someone else tries to enforce a discriminatory covenant, condition or restriction that they claim affects your title, which is based upon race, color, religion, sex, handicap, familial status or national origin	YES	NO*

\* Coverage for the item is not provided in the ALTA Owner's Policy UNLESS notice of the covenant, ordinance, statute or regulation is recorded in the public land records. Available by endorsement **Note:** Covered risks listed are occurring after the policy date. This Homeowner's Policy of Title Insurance is for use, when requested, for one-to-four-family residences only. It should not be used for vacant land or for new construction. If issued on new construction, you must independently verify the payment of all lienable construction costs and the issuance of all required occupancy permits. Deductible may apply with respect to certain of the coverages afforded in this policy. Contact your title agent/attorney or a local Old Republic Title office for specific information as to any deductibles, which pertains to the coverages in the Homeowner's Policy of Title Insurance. **Note:** All covered risks are subject to policy conditions, exclusions and exceptions. **+ Coverage is subject to a deductible and a liability cap.**

