



Why You Need Owner's Title Insurance

What is title Insurance?

Owner's title insurance protects your right to your home.

By searching, clearing and insuring the title to your home before you buy it, your owner's title policy offers protection for your property rights for as long as you and your heirs own your home.

If ownership of your property ever comes into question, an owner's title insurance policy protects you from expensive legal problems that could result in the loss of your home.

How title insurance works:

As property changes hands, mistakes and irregularities – often made long before you expressed interest in the property – can place your ownership in dispute. The seller may have...

- Avoided disclosure of using the property as collateral for an unpaid loan.
- Fraudulently claimed to be the sole owner.
- Failed to pay real estate taxes.

Even a simple mistake in the recording of legal documents, improper execution of legal instruments or the reappearance of undisclosed or missing heirs can result in the loss of your home.

Title Insurance: The ultimate property protection

If ownership of your property is ever challenged, title insurance will defend your possession of the property—and assume the legal costs of that defense—for as long as you and your heirs own the property. What's more, if any challenge to your property's title proves to be legitimate, title insurance will pay for your losses, just as your title insurance policy provides.

20 Important Reasons Why You Need Owner's Title Insurance

1. Forgery
2. Fraud in the execution of documents
3. Undue influence on a grantor of a deed
4. False impersonation by someone purporting to be the owner of the property
5. Errors in surveys
6. Undisclosed or missing heirs
7. Wills not properly probated
8. Misinterpretation of wills and trusts
9. Mental incompetence of a grantor of a deed
10. Transfer of title by a minor
11. Heirs born after the execution of a will
12. Incorrect legal descriptions
13. Non-delivery of deeds
14. Unsatisfied claims not shown on the record
15. Deeds executed under expired or false powers of attorney
16. Confusion due to similar or identical names
17. Dower or courtesy rights of spouses of former owners
18. Incorrect indexing of the land records
19. Clerical errors in recording legal documents
20. Delivery of deeds after the death of the Grantor



Why You Need Owner's Title Insurance

The place where you live is also one of your most valuable possessions. But did you know that ownership of your home could be threatened – or taken away from you – even if you've paid for the property and received a deed?

When that dream is finally realized, why wouldn't you take every precaution to protect it?



What Is Title Insurance?

Owner's title insurance is meant to protect your ownership interest in your home. Subject to the terms of your policy, owner's title insurance protects you against losses incurred due to any title defects that existed prior to the purchase of your home.

Your owner's title policy offers insurance protection for as long as you own your home.

To the extent of the matters covered in the policy, an owner's title insurance policy will protect you in the event a legal challenge is made to the ownership of your home.

How Title Insurance Works

As property changes hands, mistakes and irregularities – often made long before you expressed interest in the property – can place your ownership in dispute. The seller may have...

...Avoided disclosure of using the property as collateral for an unpaid loan.

...Fraudulently claimed to be the sole owner.

...Failed to pay real estate taxes.

Even a simple mistake in the recording of legal documents, improper execution of legal instruments or the reappearance of undisclosed or missing heirs could result in the loss of your home.

Protect Yourself and Your Family with the Security of Owner's Title Insurance

In order to provide title coverage, we search public land records for documents and other interests that may be associated with the title to your home.

If we identify recorded defects, liens or encumbrances upon the title, such as unpaid taxes, unsatisfied mortgages, easements, or restrictions, these are identified on a report prepared prior to your purchase of the property. We will then discuss with you how to resolve these items prior to closing.

If you later identify a potential title issue, you should review our policy for potential coverage.

Property Protection

To the extent of your coverage under your title insurance policy, if ownership of your property is challenged, the title company will defend your ownership of the property – and assume the legal costs of that defense – for as long as you own the property. What's more, if challenges to your property's title proves to be legitimate, the title company will pay for your covered losses.

Take advantage of the title company's expertise, strength and superior service for your peace of mind and the protection of your property.

Important Reasons Why You Need Owner's Title Insurance. Your Policy May Cover:

1. Forgery of a covered document
2. Fraud in the execution of a deed or other covered document
3. Undue influence exercised over the grantor of a deed
4. False impersonation by someone purporting to be the owner of the property
5. Undisclosed or missing heirs
6. Wills not properly probated
7. Misinterpretation of wills and trusts
8. Mental incompetence of a grantor of a deed
9. Transfer of title by a minor
10. Heirs born after the execution of a will
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OUR BUSINESS

Your home is often the largest financial transaction you'll ever make – our business is protecting the title to your property from unknown defects. Under the terms of your insurance policy, for a relatively low, one-time premium, you're protected against covered losses that could cost tens of thousands of dollars. Dollar for dollar, an owner's title insurance policy is one of the most cost-efficient forms of insurance for homeowners. Best of all, your one-time premium protects you for as long as you own your property.

For the best home ownership protection,
visit the experts and agents of
Fidelity National Title Group.

For more information visit our website at:
www.balvenietitle.com



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 legal and financial title discrepancies. Don't think it will happen to you? Think again.

Unexpected title claims 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

3. You Can't Beat The Value

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

4. Covers You

As long as you own your home, owner's title insurance protects your property rights.

5. Nothing Compares

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

6. 8 in 10 Homebuyers Agree

Each year, more than 80% of America's home buyers 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 most existing debts or legal problems, once you've closed on your new home.

Your settlement agent will assist you throughout your real estate transaction to bring it to a successful closing.

For more information visit our website at:

www.balvenietitle.com

