

Title Insurance

Title Insurance. What is it?

Fire insurance protects you against losses from fire. Collision insurance guards you against the cost of a damaged car. Theft insurance-well, you get the idea. Title insurance protects your title to the real estate that you are about to acquire.

Your ownership of real estate

Real estate has always been considered man's most valuable possession. It is a basic form of wealth for which many special laws have been enacted to protect ownership of land and the buildings which stand on the land. You should realize whenever you buy property that the owner who is selling it to you has extremely strong rights, as do his family and heirs. Also, there may be others in addition to the owner who have "rights" in the property you are going to buy, perhaps governmental bodies or contractors, for example.



Some of the things a title search uncovers are any unpaid taxes or mortgages, judgments against previous owners, easements, and many other court actions or recorded documents, which can affect title to real estate. We find and report such defects in the title to the real estate you wish to buy, so that these matters can be corrected and cleared up. It is the first benefit you receive when title insurance is ordered.

Protecting you

Protection against loss from claims on real estate which cannot be discovered by examination of the public records is in the second part of the twofold benefit which the Title Company provides. For example, the title to the home which you have paid for and to which you have received a deed could be threatened or lost by such circumstances as forgery, confusion due to similar names, or error in the records. These contingencies will be covered in your policy of title insurance.

If a claim is made against your title as covered by your policy, the Title Company protects you by 1) Defending your title, in court if necessary, at their expense, 2) Bearing the cost of settling the claim if it proves valid, in order to protect your title and keep you in possession of your property.



It is the assurance that every possible cloud on the title to the land you are buying which can be discovered from the public records has been called to your attention so that such defects can be corrected before you buy. It is insurance that if any undisclosed claim covered by your policy arises out of the past to threaten your ownership of real estate, it will be disposed of, or you will be reimbursed, exactly as your title insurance policy provides.

You will be protected!

*Unlike other forms of insurance, the original premium is your only cost as long as you own the property.
There are no annual payments to keep you Owners Title Insurance Policy in force.*

For more information contact:
www.SanDiegosFinestRealEstate.com
(858) 755-2111 Telephone • (858) 630-2120 Facsimile

Title Insurance

Coverage Summarized

PROTECTION FROM:	ALTA/CLTA <i>Homeowners</i>	ALTA-R	CLTA <i>Standard</i>
1. Someone else owns an interest in your title.	X	X	X
2. A document is not properly signed.	X	X	X
3. Forgery, fraud, duress.	X	X	X
4. Defective recording of any document.	X	X	X
5. There are restrictive covenants.	X	X	X
6. There is a lien on your title because:	X	X	X
a. a deed of trust	X	X	X
b. a judgment, tax or special assessment	X	X	X
c. a charge by the Homeowners Association	X	X	X
7. Title is unmarketable.	X	X	X
8. Mechanics lien protection.	X	X	
9. Forced removal of a structure because it:	X	X	
a. extends onto other land or easement.	X	X	
b. violates a restriction in Schedule B.	X	X	
c. violates an existing zoning law**.	X	X	
10. Cannot use land for SFD because the use violates a restriction in Schedule B or a zoning ordinance.	X	X	
11. Pays rent for substitute land or facilities	X	X	
12. Unrecorded lien by a Homeowners Association.	X	X	
13. Unrecorded easements.	X	X	
14. Rights under unrecorded leases.	X	X	
15. Plain language.	X	X	
16. Building permit violation**.	X		
17. Compliance with Subdivision Map Act**.	X		
18. Restrictive covenant violations.	X		
19. Post-policy forgery.	X		
20. Post-policy encroachment.	X		
21. Post-policy damage from minerals or water extraction	X		
22. Post-policy living trust coverage.	X		
23. Enhanced access—vehicular & pedestrian.	X		
24. Map not consistent with legal description.	X		
25. Post-policy automatic increase in value up to 150%.	X		
26. Post-policy protection against adverse possession.	X		
27. Post-policy prescriptive easement.	X		
28. Covenant violation resulting in reversion.	X		
29. Boundary walls & fence encroachment.	X		
30. Enhanced marketability.	X		
31. Violations of building setbacks.	X		
32. Protection against discriminatory covenants.	X		
33. Insurance coverage is forever.	X		

* - Ask for a copy of the policy for a full explanation of the coverage offered. The subject property must meet underwriting guidelines before a policy can be issued.

** - Deductibles and caps may apply.

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