



**OLD REPUBLIC TITLE**

# PROTECTING YOUR INVESTMENT

## What Is Title?

Title is the legal right that a person has to the ownership and possession of land. It is possible that someone other than the owner has a legal right to the property. If that right can be established, that person may claim an interest in the property outright or make demands on the owner as to its use.

## Two Types of Title Insurance

Your lender will likely require that you purchase a loan policy. This type of policy ensures that the financial institution has a valid, enforceable lien on the property. It does not protect you! Owner's title insurance, on the other hand, is designed to protect you from covered title defects that existed prior to the date of your policy. It also covers the cost of any legal defense of your title for a covered matter.

## What Can Make Title Defective?

Any number of problems can remain undisclosed after even the most meticulous search of public records and can make a title defective. These prior hidden "defects" are dangerous because you may not learn of them for many months or even years. However, they could force you to spend a substantial sum on a legal defense that could still result in the loss of your property.

When you purchase an owner's title insurance policy from Old Republic Title, it protects you against loss or damage, not exceeding the amount of insurance, for covered risks.\*

This includes:

- Deeds executed under false or expired powers of attorney
- Mistaken interpretation of wills and trusts
- Incorrect representation of marital status
- Undisclosed heirs
- Mistakes in recording legal documents
- Incorrect legal descriptions
- Forged deeds, releases, etc.
- Federal, state inheritance and gift tax liens
- Errors in tax records
- Federal condemnation without notice filing
- Capacity of foreign fiduciaries
- Duress in execution of documents
- Want of jurisdiction over persons in judicial proceedings
- Deeds from minors or non-existent entities
- Discovery of later will after probate of first will
- Easements by prescription not discovered by a survey
- Deeds delivered after death of grantor or grantee, or without consent of grantor
- Deeds from incompetent persons

\*Your coverage is subject to the exclusions from coverage, the exceptions from coverage and the conditions in the policy, the claim or defect asserted, and your factual situation.



**ACCURATE TITLE**





## How Much Does Title Insurance Cost?

The one-time premium varies from state-to-state but is generally calculated based on the value of your home. Paid once when you purchase your home, it continues to provide coverage for as long as you or your heirs own the property.

## When Should I Look Into It?

Call Old Republic Title as soon as both you and the seller sign the earnest money contract. With a brief summary of the details, our team of title professionals will begin a search of the public records and issue a title commitment. To make certain that we know all we can about the title, it is wise to get the ball rolling as soon as possible.

## Why Old Republic Title?

Title insurance provides both peace of mind and financial protection. However, that protection is only as strong as the company underwriting the policy. Since 1907, Old Republic Title has been insuring residential and commercial properties across America. Weathering every storm, we protect property rights through good times and bad.

**We invite you to experience the exceptional service, strength and stability we're known for. Contact Old Republic Title today.**

Owner's title insurance provides protection from actual financial loss caused by a covered title problem for as long as you or your heirs own the property. Your title insurer also has a duty to defend you against covered claims. A one-time premium paid at closing provides this coverage on the single largest investment you may ever make. Nothing else assures a homebuyer's peace of mind quite like title insurance.

Buying a new home is one of life's most gratifying experiences. However, as you approach the big day of closing, all the details can be a little overwhelming. You might even easily overlook the single most important step in the entire process – the purchase of title insurance.

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