

OWNER'S TITLE POLICY COMPARISON

BASIC¹

ENHANCED²

BASIC PROTECTION

ASSUMES COMPLIANCE WITH POLICY UNDERWRITER REQUIREMENTS FOR ISSUANCE OF APPLICABLE POLICY

Claims of ownership by third party	•	•
Fraud or forgery in chain of title that occur prior to closing	•	•
Unpaid mortgage(s), liens or encumbrances on the title (utilities, HOA dues, state/federal taxes, mechanic's lien).	•	•
Errors in closing documents or recording	•	•
Errors in eClosing or rejection of electronic signature	•	•
Unmarketability of title (where legal issues prevent property from being sold or transferred easily)	•	•
Legal access to and from the land	•	•
Restrictive covenants limiting your use of the property or land	•	•
Parties in possession of the property not disclosed by public records (e.g. tenants, adverse possession)	•	•
Coverage extends from closing to the final recording of deed (aka Gap Coverage)	•	•
Coverage continues as long as you or your heirs have an ownership interest in the property	•	•

ENHANCED PROTECTION

Actual vehicular and pedestrian access, based upon a legal right		•
Unrecorded easements affecting property rights or access		•
Encroachment of neighboring buildings onto your land		•
Correction and removal of a preexisting HOA violation(s)		•
Loss of title due to seller violation of a covenant, condition, or restriction		•
Inability to obtain building permit due to violation of existing subdivision law or regulation, or violation must be corrected ³		•
Forced removal or remedy of existing structure because it was built without a proper building permit ³		•
Forced removal or remedy of existing structure due to violation of existing zoning law or regulation ³		•
Forced removal of existing structure(s) due to encroachment onto neighbor's land ³		•
Forced removal of existing structure(s) due to encroachment onto an easement or over a setback line		•
Land cannot be used as a single-family residence due to violation of an existing zoning law or zoning regulation		•
Damage to existing structures due to use of easement affecting the land		•
Damage to existing improvements due to extraction of minerals, water, or other substance from land surface		•
Residence not located at the address stated in the policy		•
Discriminatory land-use restriction		•

POST-CLOSING COVERAGES

Inflation protection - automatic increase in policy amount up to 150% of the policy amount over five years		•
Fraud or forgery affecting ownership rights		•
Adverse possession (unauthorized leases, contracts or options)		•
Ownership claims		•
Post-policy mechanic's lien protection		•
Boundary line and encroachment disputes		•
Unrecorded tax or special assessments		•
Easements or restrictions affecting your use of the land		•
Supplemental taxes due to prior construction, change in ownership or land use		•
Rent and relocation expenses, if you cannot use your home because of a claim covered by the policy		•

¹ The ALTA Owner's Policy may be used on residential and commercial transactions.

² The Homeowner's Policy may be used on purchase or refinance transactions, improved property in a platted residential subdivision, a completed residential condominium unit, or improved residential property with a metes/bounds legal description that does not exceed 25 acres of land. Not applicable for construction loans or property that is vacant land. The Proposed Insured must be a "natural person." No corporations, LLCs, or other entities.

³ Subject to deductible and maximum dollar limit of liability shown in Schedule A.

This chart is intended for summary comparison only and is not a full explanation of coverage afforded by the ALTA Owner's Title Insurance Policy. There are exceptions, exclusions, and conditions to coverage that limit or narrow the coverage afforded.