FOR HOMEOWNERS

A GUIDE TO TITLE INSURANCE



	WHAT IT IS	WHY IT MATTERS	HOW YOU BENEFIT
TITLE	Title is your right to own or use your property. Title also estab- lishes any limitations on those rights.	No homebuyer wants to inherit existing debts or legal issues that could interfere with their property rights in the future.	Title determines how you can use or modify your property.
TITLE PROFESSIONAL	Title insurance professionals examine or research public records to see if there are any problems or defects that could cause you legal issues. They may also manage the closing process.	The title professional ensures the title search is completed, writes the title insurance policy and works to reduce your risk of ownership issues in the future.	Your title professional has your back. They sweat the small stuff so you don't have to, giving you peace of mind.
TITLE SEARCH	A title search is an early step in the home buying process to uncover issues that could limit your rights to the property.	Typically, if a title issue is discovered your title professional will take care of it without you even knowing. After the title search is complete, the title insurance agent can provide a title insurance policy.	The title search protects you from unknowingly inheriting a previous owner's debts, legal obligations or other title problems.
TITLE INSURANCE	There are two different types of title insurance: the owner's policy and the lender's policy. While it is your choice, purchasing an owner's title insurance policy is the best way to protect your property rights. The lender's policy is typically paid for by you. It is almost always required by the lender and only protects the lender's interest.	Sometimes undiscoverable defects can come up after the title search. Title issues may include forgery, fraud or clerical errors. Owner's title insurance is the best way to protect yourself from losing your property.	Every year, the vast majority of homebuyers in America elect to protect the largest investment of their lives, and purchase owner's title insurance. Owner's title insurance protects your interests after you purchase your home.
CLOSING	Closing is the final step in executing the home buying transition.	It is the process that allows the transfer of ownership to occur.	Upon completion of the closing process, you get the keys to your home!

This is for informational purposes only. Source: American Land Title Association.

For more information about owner's title insurance, reach out to your Ticor Title sales representative or visit homeclosing101.com.

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