



INVESTORS WHO PLAN TO SELL THEIR PROPERTIES WITHIN A SHORT PERIOD OF TIME SHOULD CONSIDER THE INTERIM BINDER FOR SUBSTANTIAL SAVINGS ON TITLE INSURANCE PREMIUMS.

The Interim Binder is not, in itself, a policy of title insurance. When issued, however, it binds Chicago Title to issue a policy of title insurance within two years. The fee is a mere 10% of the basic policy fee to the requesting party.

When the deed of the final purchase is recorded, the Interim Binder is exercised and a policy of title insurance is issued to the final purchaser. The only additional fee at the time would be an additional liability charge based upon the difference between the original selling price and the selling price to the final buyer.

Let's look at an example, assuming that the seller is paying for the owner's insurance in favor of the buyer in both cases:

For details, please contact:

**Example:** Property was last insured 4.5 years ago  
Mr. A sells the property to Mr. B for \$500,000  
In less than 2 years, Mr. B sells to Mr. C for \$600,000

	WITHOUT an Interim Binder	WITH an Interim Binder
Original Sales Price	\$500,000.00	\$500,000.00
Homeowner's Title Fee	\$1,509.00	\$1,509.00
<b>Mr. B Pays Add'l 10%</b>	<b>N/A</b>	<b>\$150.90</b>
Sells within 2 years	\$600,000.00	\$600,000.00
New Homeowner's Title Fee (to be paid by Mr. C)	\$1,683.00	\$1,683.00
Less the Orig. Title Fee	N/A	\$1,509.00
Interim Binder Fee of Conversion	<b>N/A</b>	<b>\$174.00</b>
TTL Title Fee Mr. B Pays	\$1,509.00	\$150.90+\$174.00=\$324.90
<b>TTL Savings to Mr. B</b>	<b>N/A</b>	<b>\$1,358.10</b>

If the buyer decides to hold the property for more than 2 years, he can extend the already active Interim Binder for another 2 years for an add'l 10% (\$150.90) if he calls before expiry date.

For questions, contact your legal advisor, real estate professional or your local Chicago Title Office. ©Copyright 2013 Chicago Title Company. All Rights Reserved.