

# 8 REASONS WHY AN OWNER'S TITLE POLICY SHOULD NEVER BE CONSIDERED AS OPTIONAL.



1. An Owner's Title Insurance policy protects the interests of property owners against legitimate or false title claims by previous owners or lien holders.
2. We access, assemble and analyze title information, in addition to handling the escrow and closing process.
3. Title problems are discovered in more than one-third of residential real estate transactions. These "defects" must be resolved prior to closing. The most common problems are existing liens, unpaid mortgages, and recording errors of names, addresses or legal descriptions.
4. An Owner's Title Insurance Policy protects the owner for as long as he or she has an interest in the property.
5. Title Insurance is different from other forms of insurance because it insures against events occurred before the policy is issued, as opposed to insuring against events in the future, as auto or life insurance does.
6. We rely on a search of existing records to identify possible defects in order to resolve them prior to issuing a policy. We perform intensive and expensive work up-front to minimize claims.
7. Researching titles may be extremely labor-intensive since only about 15 percent of public records are computerized. The industry invests a substantial amount of time and expense to collect and evaluate title records. As a result, the industry's claims are low compared to other lines of insurance.
8. Dollar-for-dollar, Title Insurance may be the best investment a property owner can make to protect their family as the premium is paid only once, at closing.

**Never buy a home without your Owner's Title Policy.**