

TYPES OF TITLE INSURANCE POLICIES

ALTA LOAN POLICY

Who does the Loan Policy Protect?

The ALTA Loan Policy only protects the Lending Institution. An ALTA Loan Policy protects a Lender from loss or damage due to unknown title defects, not exceeding the amount of insurance. It also protects the Lender's interest from possible matters that exist, but aren't known at the time of sale.

How long does the Loan Policy protect?

The term of a Loan Policy is normally the length of time until the mortgage and note are fully paid. The ALTA Policy insures a Lender or the Lender's assignee that its mortgage is the first and best lien against the real estate, except for matters disclosed on Schedule B of the title policy.

OWNER'S POLICY

Why is Owner's Insurance so important to me?

Owner's Title Insurance protects the owner's equity in the following ways:

- 1) It pays all legal expenses to eliminate any title defects.
- 2) It protects against all claims arising from errors in title examinations and recordings
- 3) It pays for all claims caused by hidden defects in title records
- 4) It provides a Corporate Guarantee against insured defects.

How many premiums do I pay?

Your premium is a **one time fee** at a minimal cost. This modest premium insures your home for as long as you or your heirs have an interest in it. Your net cost for coverage is only on your equity. Owner's Title Insurance is one of the least expensive forms of insurance.

TITLE GUARANTY

What is a Title Guaranty?

A Title Guaranty is primarily a northern Ohio form. This form reflects items found on the public records; however, it does not guarantee the correctness of such records, nor that the documents reported are valid. This Policy is issued to both a Lender and/or an Owner.

Who does the Title Guaranty protect?

A Title Guaranty only guarantees a Lender that it has a recorded mortgage. A Title Guaranty only guarantees an Owner against items that are recorded. There is no coverage for "off record" matters such as forgery or unrecorded leases or mortgages.



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