

REASONS TO BUY TITLE INSURANCE
WITHOUT THE PROPER TITLE INSURANCE,
THERE ARE NUMEROUS WAYS YOU COULD LOSE YOUR HOME

Purchasing a home is one of the biggest investments you can make. No matter how diligent a title searcher may be, there are many hidden title issues that could cause you to lose your property or your mortgage investments if you are not adequately covered. Unfortunately, there are always hidden risks that may not be discovered until years or decades later.

Speak to your attorney about title insurance coverage because with the appropriate title policies in place, your rights will be defended in court, and your ownership of the property protected.

The following items are just a few of the issues that can occur:

1. Forged deeds, mortgage, satisfactions or releases of record.
2. Deed from a corporation signed by an unauthorized person.
3. Deed from a trustee unauthorized by the terms of the trust agreement.
4. Claims resulting from use of an "alias" or fictitious name by predecessor.
5. Deed challenged due to signatures given under fraud, duress or undue influence.
6. Deed following non-judicial foreclosure, where required procedure was not followed.
7. Deed affecting land in judicial proceedings (bankruptcy, probate, etc.) not approved by court.
8. Deed following judicial proceedings (i.e. probate) subject to further appeal.
9. Deed signed by mistake.
10. Deed executed under falsified power of attorney.
11. Deed following administration of estate of missing person, who later re-appears.
12. Ineffective release of prior mortgage of lien, as fraudulently obtained by predecessor.
13. Ineffective release of prior satisfied mortgage due to creditor's right during bankruptcy.
14. Deed improperly indexed on the land records, which may provide rights to another party.
15. Undisclosed but recorded tax lien or judgment lien.
16. Erroneous release of tax liens or assessments later reinstated.
17. Ambiguous covenants or restrictions in ancient documents.
18. Misinterpretation of wills, deeds, or other restrictions affecting the property.
19. Forged notarization or witness acknowledgement.
20. Deed not properly recorded in the correct town.

An extended coverage policy protects against these common title defects:

1. Physical location of easement that does not conform with the easement of record.
2. Deed to land with improvements encroaching on the land of another.
3. "Mechanics' lien" claims (securing contractor's rights) which may attach without notice.
4. Pre-existing violation of subdivision mapping laws, zoning ordinances or covenants.
5. Post-policy forgery against the insured interest.
6. Forced removal of residential improvements due to lack of an appropriate building permit.

Speak to your attorney about these and other reasons to protect your investment after closing of title.