

A Side-By-Side Comparison of Title Policies and The Coverage

	Alta Homeowner's Title Policy	A Standard Title Policy	An Extended Title Policy
Policy Protection Against the Risks of:			
Record defects, liens, encumbrances, adverse claims or other matters not know or disclosed to the new owner that attach before date of policy	✓	✓	✓
Forgery or fraud in connection with the execution of documents	✓	✓	✓
Undue influence on Grantor or mental incompetence of Grantor	✓	✓	✓
Undisclosed or missing heirs	✓	✓	✓
Wills not property probated, mistaken interpretation of Will and Trusts	✓	✓	✓
Conveyance by minor(s), conveyances by Corporation or Partnership without proper legal authority	✓	✓	✓
Incorrect legal descriptions, non-delivery of deeds	✓	✓	✓
Delivery of deed after death of grantor	✓	✓	✓
Clerical errors in recorded legal documents	✓	✓	✓
Unmarketability of title as insured or lack of legal access	✓	✓	✓
Unrecorded liens	✓		✓
Survey and boundary questions	✓		✓
Claims of parties in possession not disclosed by public records	✓		✓
Easements or claims to easements not disclosed by public records	✓		✓
An existing violation of a subdivision law or regulation affecting the land: 1) You are unable to obtain building permit 2) You are forced to correct or remove the violation	✓		

<p>3) Someone else has a legal right to, and does refuse to perform a contract to purchase the land, lease it or make a mortgage on it The covered risk is subject to:</p> <ul style="list-style-type: none"> 1) A customer deductible amount of either 1% of Policy Amount or \$2,500 (whichever is less) 2) Title Company's maximum liability is \$10,000 			
<p>Certain zoning issues that force you to remove or make modifications to your existing structure. This covered risk is subject to</p> <ul style="list-style-type: none"> 1) A customer deductible amount of either 1% of Policy Amount of \$5,000 (whichever is less) 2) Title Company's maximum liability is \$25,000 	✓		
<p>You are forced to remove your existing structure(s) because it (they) encroaches onto the land This covered risk is subject to</p> <ul style="list-style-type: none"> 1) A customer deductible amount of either 1% of Policy Amount of \$2,500 (whichever is less) 2) Title company's maximum liability is \$25,000 	✓		
Post Closing Coverage:			
Another party owns an interest in your title	✓		
Another party has rights affecting your title resulting from leases, contracts or options	✓		
Another party has an easement on the property	✓		
Your title is defective	✓		
Your neighbor builds any structures, after the policy dates, other than boundary walls or fences, which encroach onto the land	✓		
<p>References: myticor.com/which-title-insurance-policy-should-i-choose/#:~:text=There%20are%20three%20types%20of,%2C%20Extended%2C%20and%20ALTA%20Homeowner's.</p>			