



5 Reasons for Obtaining Owner's Title Insurance

- 1.** A lender's policy does not protect you. The lender obtains their own title insurance policy which does not protect your interest in the property.
- 2.** Owner's title insurance protects you against defects in the title to your property. Potential defects are numerous and include fraud, mistakes in recording important documents, and missing heirs.
- 3.** An owner's policy provides coverage for losses related to court costs and attorneys' fees in the event you are named in a lawsuit related to a covered risk. Nothing prevents others from claiming they have an interest in your property even when they do not.
- 4.** Unlike other types of insurance, owner's title insurance involves a one-time premium for coverage that protects your interest forever (including any liability you may have as a result of warranties given in a deed). Additional premium is only necessary if the value of your property increases significantly after the policy date and you desire additional coverage.
- 5.** As the actual claims stories below illustrate, the risks covered by an owner's title insurance policy are not obscure improbabilities—they happen to people just like you.

No Way to Get There

Thomas and Lisa White purchased property for \$125,000.00 and an owner's policy in the same amount. The policy insured the land along with an access easement to the land. The White's neighbor sued to block the easement and the Whites filed a claim with Investors Title under their owner's policy.

After receiving the claim, Investors Title hired an attorney who successfully defended the lawsuit on behalf of the Whites. Investors Title paid \$30,154.00 in fees and costs to defend and establish clear legal access for the Whites.

Dig a Little Deeper

John Breezer intended to build an ice cream shop on property he purchased. While building the shop, a power line easement which had been missed in the title search was discovered. The easement prevented Mr. Breezer from placing his driveway in the necessary location.

After Mr. Breezer filed a claim pursuant to his owner's policy, Investors Title negotiated with the power company to relocate and rebury the power line deeper underground. Investors Title paid \$8,806.00 for the cost of relocating the power line which allowed Mr. Breezer to continue construction of his ice cream shop.

The Missing Heir

Arlene and Richard Taylor attempted to obtain a construction loan to build a house on a lot purchased from John McLean, Jr. for \$20,000.00. The property had been passed through the McLean family to John and his sister Susan. Susan McLean's interest had been missed in the search. The Taylors filed a claim with Investors Title when their attorney discovered the issue.

After locating Ms. McLean in another state, Investors Title paid \$7,000.00 for her interest in the property. Investors Title also paid the Taylors' attorney to prepare and record the deed in order for the Taylors to obtain their construction loan and build their home.

These claim examples are real. The names of the parties involved have been changed to protect their privacy.



Investors Title Insurance Company
800.326.4842 Fax: 888.467.2440
www.invtitle.com