





























**TitleSmart, Inc.**

## Owner's Title Policy Comparison

Features and Covered Risks	Standard Owner's Policy	ALTA Homeowner's Policy*
One-time payment for coverage for as long as you own the property (and for your heirs or trust beneficiaries)		
Clerical or recording errors in legal documents affecting title, including, but not limited to, improperly executed documents		
Liens on your title from prior to your purchase (i.e. mortgages, tax liens, judgments)		
Someone claims rights affecting your title because of defects prior to your purchase, such as: forgery or fraud, faulty powers of attorney, undue influence on or mental incompetence of grantor, misinterpreted wills or trusts, or undisclosed heirs.		
No legal access to the land or someone has a right to limit use of the land		
Encroachments & boundary line disputes that would be disclosed by a survey		
Mechanic's liens (from unpaid work on the property)		
Policy coverage increases 10% per year up to 150%		
Relocation expenses if you cannot use your home due to a policy claim		
Forced removal of existing structure(s) due to encroachments (except for walls/fences)		
A taxing authority assesses additional taxes not previously assessed before the policy date, because of improvements or change in ownership/use before the policy date		
Unable to sell, build, or obtain a mortgage due to a subdivision law violation		
Zoning issues or missing building permits prior to your purchase that force you to remove or make modifications to your existing structure		
Unable to use as residence due to existing zoning law violation		
Forced removal of building(s) due to existing restriction violation		
Your neighbor builds structures (other than boundary walls/fences) after the policy date that encroach onto your land		
Someone tries to enforce a discriminatory covenant, condition, or restriction		
Parties in possession of the property not disclosed by the public record		
Taxes, special assessments, or easements not shown as liens in the public record		

\*Typically costs 10% more than the Standard Owner's Policy

Some coverages are subject to deductible and maximum liability. Refer to your policy for exact conditions.

*It's the little things that make the BIG difference.™*

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