

What You Need to Know About Title Insurance

Protecting Your Homeownership from Hidden Risks








What Is Title Insurance?

When you purchase a home, you're not just purchasing the structure; you're also purchasing the title, or legal ownership, of the property it sits on. Title insurance protects that right to ownership by covering issues in the property's past that could affect your legal right to the home, no matter when they're discovered.

What Does It Cover?

Owner's title insurance helps protect you from:

-  A contractor's unpaid lien showing up after you close
-  A restriction or easement limiting how you can use your property
-  A previous owner's heir that no one knew about claiming rights to the home
-  A mistake in public records affecting your legal ownership
-  A forged signature or fraudulent deed in the chain of title

Why It's a Smart Choice:

- > One-time payment at closing (no monthly or annual premium)
- > Coverage lasts as long as you (or your heirs) own the home
- > Helps you avoid costly legal battles or even the loss of your property
- > Peace of mind knowing your ownership rights are protected

Common Questions:



Why do I need it if there's already a title search and lender policy?

A title search looks for recorded issues, and a lender's policy only protects the lender's interest in your property. Owner's title insurance covers you if problems come to light after closing.



Can I wait and buy it later?

Owner's title insurance is typically only available at closing. If you skip it, you may risk paying out of pocket if a claim arises.



Do newly built homes need title insurance, too?

Yes. Even new construction homes can have title issues, such as unpaid contractor liens or unresolved claims from past landowners.

Your Home Is Worth Protecting.

With title insurance, you can rest assured that your investment is safe.