



What Is Title Insurance?

Your home is likely to be the biggest investment you will make. Title Insurance is how you protect it.



PROTECTION

Title insurance is your best protection against defects (a potential risk) to a current owner's full right or claim to sell a property. It protects against defects, which could remain hidden, despite the most thorough search of the public land records.

Lender's Title Insurance, which covers your mortgage lender, is typically paid for by the homebuyer. It is required by the lender and protects the lender's interest.

Owner's Title Insurance is purchased by the home buyer. It is the best way to protect your property rights, as well as your inheritors, beneficiaries, and trustees.



DEFENSE

In the event of a claim or lawsuit challenging ownership, Title Insurance covers the policy owner for:

1. Legal Defense of your ownership interest
2. Claim Settlement if it proves valid

Owner's Title Insurance can be home buyer's primary defense.



MBH HAS YOU COVERED

MBH is a licensed agent for some of the nation's largest and most trusted title insurance underwriters. Delivering the best protection against unknown risks, MBH has you covered! Your MBH team is available to discuss the best options for you.

MBH

Settlement Group

	Standard ALTA Residential	Enhanced ALTA Homeowner's
COVERED RISKS		
Third party claims an interest in the title	✓	✓
Prior forgery, fraud or duress affecting the title	✓	✓
Liens or encumbrances on the title (e.g., prior mortgage, or deed of trust, state or federal tax lien, condominium or homeowners' association lien)	✓	✓
Improperly executed documents	✓	✓
Defective recording of documents	✓	✓
Unmarketability of the title	✓	✓
Lack of a right of legal access to and from the land	✓	✓
Restrictive covenants limiting your use of the land	✓	✓
Gap Coverage (extending coverage from the closing to the recording of the deed)	✓	✓
DURATION		
Coverage continues as long as you own the property	✓	✓
Policy insures anyone who inherits the property from you	✓	✓
Policy insures the trustee of an estate-planning trust	✓	✓
Policy insures the beneficiaries of a trust upon your death	✓	✓
EXTENDED COVERAGE		
Parties in possession of the property that are not disclosed by the public records (e.g., tenants, adverse possessors)	*	✓
Unrecorded easements (e.g., prescriptive easements) affecting the property	*	✓
Encroachments and boundary line disputes that would be disclosed by a survey	*	✓
Mechanic's liens (a lien against the property due to non-payment of work)	*	✓
Taxes or special assessments that are non shown as liens by the public records	*	✓
ADDITIONAL COVERAGES		
Actual vehicular and pedestrian access, based upon a legal right		✓
You must correct or remove an existing violation of certain covenants, conditions, or restrictions		✓
Loss of your title resulting from a prior violation of a covenant, condition or restriction		✓
Up to \$10,000 if you are unable to obtain a building permit due to an existing violation of a subdivision law or regulation or you must correct an existing violation (subject to a deductible)		✓
Up to \$25,000 if you must remedy or remove an existing structure because it was built without a proper building permit (subject to a deductible)		✓
Up to \$25,000 if you must remedy or remove an existing structure due to an existing violation of a zoning law or zoning regulation(subject to a deductible)		✓
Up to \$5,000 if you must remove your existing structures if they encroach into your neighbor's land (subject to a deductible)		✓
You cannot use the land as a single-family residence because such use violates an existing zoning law or zoning regulation		✓
You are forced to remove existing structures because they encroach into an easement affecting the land		✓
Damage to existing structures due to an exercise of an existing right to use any easement affecting the land		✓
Damage to existing improvements due to an exercise of an existing right to use the surface of the land for the extraction or development of minerals, water or any other substance		✓
Attempted enforcement of a discriminatory covenant		✓
Supplemental taxes because of a prior construction or change of ownership or use		✓
Damages if the residence is not located at the address stated in the policy		✓
Pays substitute rent and relocation expenses, if you cannot use your home because of a claim covered by the policy		✓
Automatic increase in policy amount up to 150% of policy amount over 5 years		✓
POST POLICY COVERAGES		
Forgery affecting the title		✓
Unauthorized leases, contracts or options		✓
Ownership claims		✓
Easements or restrictions affecting your use of the land		✓
Encroachment of neighbor's buildings onto your land		✓
*Not automatically included in the basic policy,, but may be available by extended coverage.		

Contact MBH today to protect your investment!