

WHY THE ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE?
(A Comparison of Title Policies)

Protection from financial loss due to:	ALTA Standard Owner's Policy (2006)	ALTA Homeowner's Policy (2008)
Ownership Title: another party claiming an ownership in your home	●	●
Public Record Errors: issues relating to an improperly signed document or a document recorded inaccurately at the county recorder's office	●	●
Fraud & Forgery: another party having rights in your property arising from forgery or false impersonation	●	●
Undisclosed Heirs: an unknown heir claims an ownership interest in your home	●	●
Liens: a creditor of the previous owner attempting to enforce a lien	●	●
Access: discovering you do not have actual physical access to your home		●
Subdivision Law: loss from a violation of a subdivision law resulting in the inability to obtain a building permit *		●
Building Permit: if you are forced to remove or remedy your existing structures, other than boundary walls and fences, because they were constructed without obtaining a proper building permit *		●
Zoning: if you are required to remove or remedy your existing structures, other than boundary walls and fences, due to a violation of a zoning law *		●
Encroachment: (your structures on neighbor's property) your neighbor forces you to remove an existing structure(s), which encroaches onto neighbor's land (boundary walls or fences are subject to a deductible) *		●
Encroachment: (neighbor's existing structures encroaching on your property) your property becomes unmarketable because someone refuses to perform a contract to purchase, lease it, or make a mortgage loan due to your neighbor's structure encroaching on your land		●
Encroachment: (neighbor creating encroachments after closing) if your neighbor builds any structures after the Policy Date, other than boundary walls and fences, which encroach on your land		●
Encroachment: (your structures encroaching an easement) if you are forced to remove a structure which encroaches onto an easement or over a building set-back line		●
Easements: loss arising from damage to an existing structure due to the exercise of a right to maintain or use the easement		●
Surface Extraction: loss from damage to existing improvements due to the future right to use the surface of the land for the extraction or development of minerals or water		●
Covenants, Conditions, Restrictions: if you are forced to remove or correct a violation by a previous owner		●
Supplemental Taxes: supplemental or "roll back" taxes for a period before the policy date		●
Continuation of Coverage: provides ownership coverage to anyone who inherits the property; a spouse who receives title upon dissolution of marriage; the trustee to whom the insured transfers title and the beneficiaries of a trust.	●	●
Automatic Increased Coverage: policy liability coverage increases 10% per year for 5 years to a maximum of 150% of the initial policy amount		●

* Coverage is limited to deductibles and maximum dollar amounts of liability. Note: This is a basic comparison of title insurance policies. Please request a sample Commonwealth Land Title policy for complete details.