



# WHAT IS TITLE INSURANCE? A BASIC OVERVIEW

## Your Ownership of Real Estate

Title Insurance is an insured statement of the condition of your ownership rights to a certain piece of property. An Owner's Title Policy describes your property in detail and states what limitations, if any, there are to your ownership.

## Protecting You Against Hidden Risks

A Title Insurance Policy protects against loss from certain claims on real estate which cannot be discovered by examination of the public records. For example, the title to the home which you have paid for—and to which you have received a deed—could be threatened or lost by such circumstances as a forgery, or error in recorded documents. These hidden risks will be covered in your policy of title insurance, under its terms.

## How Does a Title Insurance Policy Protect Against These Dangers?

If a claim is made against your title as covered by your policy, First American Title protects you by:

1. Defending your title, in court if necessary, at our expense, as to covered matters.
2. Bearing the cost of settling the claim if it proves valid, in order to protect your title.

## Summarizing—What Title Insurance Means To You

Peace of mind. An Owner's Title Policy guarantees that the property that you are purchasing is free of undisclosed liens, confusion in the rights of ownership, and other clouds on the title. In short, it guarantees that you own the property.

## And You Pay Only Once

There are no annual payments to keep your Owners Title Insurance Policy in force. Unlike other forms of insurance, the original premium is your only cost as long as you own the property.