

THE IMPORTANCE OF YOUR HOME'S TITLE

As a real estate term, a title is defined as a legal document evidencing a person's right to ownership of a property. The home which you're preparing to buy (or the land on which the home was built) was most likely owned by several other people before you-and therefore, the title has been passed on from person to person. If there was ever a problem with the property title, it could cause you trouble in the long run.

Avoid ownership concerns down the road by understanding problems that may occur with the property title and how to protect your ownership.



TITLE PROBLEMS

Problems with property titles include forged signatures, unpaid real estate taxes, other liens on the property, undisclosed heirs and errors or omissions in deeds.



PROPERTY TITLE SEARCH

To uncover problems with the property's title, Placer Title Company's Title Department will perform a search after your sales contract has been accepted.

If any problems are found with the title, we will work hard to fix them before you close on the property.



TITLE INSURANCE

Sometimes there are title problems that could not be found in the public records. Title insurance covers you for any claims and legal fees that arise out of problems with the title on your property.

Specifically, title insurance protects you from challenges to your legal ownership of real property resulting from liens, encroachments, encumbrances, taxes due, mechanic's liens and other matters.

The policy will defend the title against lawsuits or reimburse for actual monetary loss up to the policy amount.



PAYING FOR TITLE INSURANCE

Unlike other forms of insurance, title insurance is paid for by a one-time fee at closing. The policy remains in force as long as you or your heirs retain interest in the property.

WITH TITLE INSURANCE, YOU CAN REST ASSURED THAT YOUR INVESTMENT IS SAFE.



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