

# PROTECTION IS OUR POLICY

*You buy a home. Everything is signed, sealed, and delivered. At long last, it's all yours—land, house, lawn, trees, and mortgage. Time to celebrate!*

*Maybe. Maybe not. What if, many years ago, a deed was forged on the property you just bought? What if there are unpaid taxes? Or a clerical error in public records? Or a previously unknown heir of a former owner is discovered?*

## PROTECTING YOUR RIGHTS

"What protection," you may ask "do I have against such claims? How can I be sure my property is really mine?" The answer to both of those questions is real estate ownership insurance, commonly known as title insurance.

## TITLE INSURANCE

Title insurance is an insured statement of the condition of your "title" or ownership rights to a certain piece of property. An Owner's Title Insurance Policy describes your property in detail and states what limitations, if any, there are to your ownership. (For example, you may take ownership subject to existing liens or encumbrances. Or, you may not own mineral rights. Or, easements may have been granted to utility companies or adjacent property owners.)

Most importantly, an Owner's Title Insurance Policy guarantees that the property 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 for which you bargained.

## OWNER'S TITLE INSURANCE POLICY

Before a First American Owner's Policy is issued, your title is researched through public records, maps, and other documents. The records may trace back to colonial estates, pioneer homesteads, or even Spanish land grants. Only after collecting, examining, and interpreting appropriate records is a policy issued insuring the condition of title.

Besides describing your property and spelling out any recorded limitations on your ownership, a title insurance policy sets forth in clear terms what First American Title will do in the event that a flaw in the title is discovered or your rights of ownership are challenged.

*In simple terms, First American Title agrees to:*

1. Defend your title in court, at our expense, as to covered matters.
2. Bear the cost of settling the claim if it proves valid.
3. Correct or clear the title when possible.
4. Promptly pay you for your loss in the event of an unsuccessful defense of your title.

## TWO POLICIES IN ONE

This is, in effect, two policies in one. One provides coverage for legal expense to defend title. The other provides for reimbursement in the event of a loss.

# THE PROPERTY

**Fee quote based on above advertised sale price only.**

This marketing piece is a summary of the benefits available under a First American Title Insurance Policy. Please refer to the policy itself to determine the exact benefits and the exclusions from coverage. First American Title Insurance Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. First American, the eagle logo, First American Title, and firstam.com are registered trademarks or trademarks of First American Financial Corporation and/or its affiliates.

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**AN INDEPENDENT POLICY-ISSUING AGENT OF FIRST AMERICAN TITLE INSURANCE COMPANY**

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