

Defining Title Insurance

UNDERSTANDING ESCROW

TITLE INSURANCE... WHAT IT IS.

Fire Insurance protects you against loss from fire. Collision insurance guards you against the cost of a damaged car. Theft insurance-well, you get the idea. Title insurance protects your title to real estate that you are about to acquire. To understand why title protection is essential, we need to consider real estate for a moment.

YOUR OWNERSHIP OF REAL ESTATE.

Real estate has always been considered man's most valuable possession. It is so basic a form of wealth that many special laws have been enacted to protect ownership of land and the buildings which stand on the land. You should realize whenever you buy property that the owner who is selling it to you has extremely strong rights as do his family and heirs. Also, there may be others - in addition to the owner - who have "rights" in the property you are going to buy, perhaps governmental bodies, or contractors, for example.

Some of the things a title search uncovers are any unpaid taxes or mortgages judgments against previous owners, easements, and many other court actions or recorded documents which can affect title to real estate. We find and report such defects in the title to the real estate you wish to buy, so that these matters can be corrected and cleared up. It is the first benefit you receive when title insurance is ordered.

PROTECTING YOU AGAINST HIDDEN RISKS.

Protection against loss from claims on real estate which cannot be discovered by examination of the public records is the second part of the two-fold benefit provided by Fidelity National Title.

HOW DOES A TITLE INSURANCE POLICY PROTECT AGAINST THESE DANGERS?

If a claim is made against your title as covered by your policy, Fidelity National Title protects you by

1. Defending your title, in court if necessary, at our expense.
2. Bearing the cost of settling the claim if it proves to be valid, in order to perfect your title and keep you in possession of your property.

PAY ONLY ONCE!

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



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BROUGHT TO YOU BY FIDELITY NATIONAL TITLE COMPANY