

## IS TITLE INSURANCE WORTH THE EXTRA COST?

### *CONSIDER THE FOLLOWING:*

#### AN ABSTRACT OF TITLE.....

- DOES NOT** cover a forgery in the chain of title
- DOES NOT** cover a missing heir in the chain of title
- DOES NOT** cover any attack on title, irrespective as to its merits or lack of merits
- DOES NOT** cover an error in the public records
- DOES NOT** provide coverage for as long as one owns the property
- DOES NOT** provide for survey coverage
- DOES NOT** provide affirmative coverage for covenants and restrictions
- DOES NOT** assure valid execution of closing documents
- DOES NOT** provide full coverage against Real Estate Taxes in the full chain of title
- DOES NOT** provide for the cost of a defense of an attack on title irrespective as to the amount of coverage provided

#### A TITLE POLICY.....

- DOES** cover a forgery in the chain of title
- DOES** cover a missing heir in the chain of title
- DOES** cover any attack on title, irrespective as to its merits, or lack of merits
- DOES** cover an error in the public records
- DOES** provide coverage for as long as one owns the property (owners policy only)
- DOES** provide for survey coverage in most instances (lender's policy only)
- DOES** provide affirmative coverage for covenants and restrictions (lender's policy and under certain conditions, owners policy)
- DOES** provide valid execution of closing documents.
- DOES** provide full coverage against Real Estate Taxes in full chain of title
- DOES** provide for the cost of a defense of an attack on title irrespective as to the amount of coverage provided