

## **Fundamentals of Title Insurance\***

### **What is title insurance?**

Title insurance provides coverage against losses resulting from defects in the title.

### **Is title insurance mandatory?**

Most lenders require the purchase of title insurance when a property is financed.

### **What does title insurance protect against?**

Title insurance policies protect the owner against defects in the title such as:

- Outstanding mortgages & liens
- Fraudulent deeds
- Falsifications of public records
- Recording errors
- Other hidden defects

### **How much does title insurance cost?**

The cost of title insurance is directly related to the value of the property being insured.

### **When title insurance is paid?**

Title insurance is a one-time expense that is usually paid at the time of closing.

### **How long does title insurance last?**

Title insurance provides coverage to the owner as long as they own the property.

