

Questions about Title Insurance



AMERICA'S ONE
TITLE AGENCY

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www.americasonetitle.com

Buying a home may be the biggest investment you'll ever make. Homeowner's insurance protects your investment against physical hazards like fire and theft, but it doesn't cover your most precious possession—the security of your title to the property.

Title insurance is the only way to ensure complete protection. Choose America's One Title. We have the answers to your questions about title insurance.



Questions about Title Insurance

What does an owner's policy cover?

An owner's policy protects your interest in the property against such hidden hazards as:

- Mistakes in recording of legal documents
- Forged deeds, releases, or wills
- Undisclosed or missing heirs, including spouses
- Deeds by persons of unsound mind
- Deeds by minors
- Deeds executed under an invalid or expired power of attorney
- Liens for unpaid taxes
- Fraud

For a one-time premium you pay during the closing process, your title insurer assumes responsibility for all legal expenses to defend the title to your property if it's ever challenged. If the defense is unsuccessful, you're reimbursed for any reduction in the value of the land. For you, Title Insurance is a win-win proposition.

What is a title search?

It's a detailed examination of all available public records on a property to verify the seller's right to transfer ownership and to uncover any potential challenges you might face.



Why does my mortgage lender require a loan policy of title insurance?

Most lenders generate loans and then immediately sell those loans to secondary market investors, such as FannieMae. FannieMae, in order to protect its security interest in the loan, requires title insurance coverage. Even those lenders who keep original loans in their portfolio are wise to get a lender's policy to protect its investment against title related defects.





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Services:

Expanded Title Insurance

- Homeowners Policy
- Advantage Loan Policy

Standard Title Insurance

- Owners Policy
- Loan Policy

Specialty Products

- Foreclosure Guarantee
- Junior Loan Policy
- Chain of Title
- Listing Package
- Title Search

Closing Services

- One All Inclusive Closing Fee
- No Mobile Closing Fees in Michigan
- One Call Closing Anywhere, Anytime
- Full Service Escrow
- Short Sale Negotiation

This brochure is intended for information purposes only. Your title insurance policy contains terms and conditions that may limit or restrict coverage. Consult your attorney for specific advice regarding your legal rights.



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