

## Old Republic National Title Insurance Company

### The Highest-Rated Title Insurer in the Nation!

Allow the strength and reliability of the nation's highest-rated title insurer to protect your investment.

Be sure to discuss the benefits of the HPT Policy with your title agent or attorney.

Buying a new home is one of life's most gratifying experiences and your biggest investment. As you approach closing day, however, all those details can be very overwhelming. You might easily overlook the single most important step in the entire process – the purchase of title insurance on your wonderful new home.

### About our Focus

Old Republic Title's focus is providing quality, service and value to its customers. As one of the nation's largest title insurance companies, we operate in 49 states, the District of Columbia, and Puerto Rico through a network of Company-owned offices, subsidiaries, authorized agents and attorneys. Since 1978, the Company has been a wholly owned subsidiary of Old Republic International Corporation, a Chicago-based, multi-lined insurance company.



[www.oldrepublictitle.com](http://www.oldrepublictitle.com)

Let Old Republic Title help you protect your most important asset...

## YOUR HOME.

Old Republic Title offers the superior protection of ALTA's Homeowner's Policy of Title insurance (HPT), delivering more complete risk coverage, which translates to greater peace of mind for new home buyers.



## What Is Title?

Title is the legal evidence, of right, that a person has to the ownership and possession of land. Since it is possible that someone other than the seller has a legal right to the property you're buying, the premium coverage offered by the HPT Policy provides you added peace of mind.

There can be any number of problems that remain undisclosed even after the most careful search of public records. These hidden "defects" are very dangerous and sometimes are not discovered for months or even years after you purchase your home. You could be forced to spend substantial money on a legal defense to protect your rights. The HPT Policy helps protect you against losses and defects and provides legal defense for coverage risks.

## Get the Right Title Insurance

Your lender only requires that you purchase a Lender's Policy. However, this policy only ensures the lender has a valid, enforceable lien on the property. **It does not protect you!** The HPT Policy, on the other hand, is designed to protect **you** from title discrepancies.

## How Much Does Title Insurance Cost?

The single premium is directly related to the value of your home. Typically, it is less expensive than your annual auto insurance. It is a one-time-only expense, paid when you purchase your home. Yet it continues to provide complete coverage for as long as you or your heirs own the property.

## Protect Your Investment

The HPT Policy provides the most complete title coverage available, including protection against creditor claims, undisclosed heirs, mistakes in recording, or errors in tax records.

### Our basic coverage protects against:

- Someone claiming an ownership interest in your title.
- Leases, contracts or options affecting your title.
- Someone claiming to have rights affecting your title due to forgery or impersonation.
- Someone having a right to limit your use of the land.
- Unmarketability of your title.
- A defective title.

In addition to the coverage provided in the traditional Owner's Policy, the HPT Policy offers new and expanded coverages, \* for a total of 29 covered risks. Now you can purchase coverage against losses caused by:

- Zoning violations.
- Subdivision law violations.
- Improvements that encroach into an easement.
- Building permit violations.
- Covenants, conditions and restrictions.
- Lack of vehicular and pedestrian access.
- Supplemental assessments arising as a result of construction or transfer prior to the policy date.
- Damage to your house caused from someone with easement rights.

*\* Some coverages are subject to deductibles & liability caps.*

- Someone refuses to buy your land because your neighbors' structures are on your land.
- Your house or lawn and trees are being damaged by someone with rights to dig a well or mine.

The HPT Policy provides more coverage than ever before. Now you can have the confidence and peace of mind that your title is protected, thereby increasing the resale potential of your home by insuring additional title risks. Old Republic Title offers more coverage, more protection, and more peace of mind.

## Coverage Increases Automatically

*"How am I protected as my property increases in value?"*

Your HPT Policy will automatically increase by 10% in value each year for the first five years (up to 150%) to help cover increases due to inflation.



## Coverage Comparison of Standard ALTA Homeowner's Policy and the Homeowner's Policy of Title Insurance (HPT)

	Standard ALTA Homeowner's Policy	Homeowner's Policy of Title Insurance (HPT)
Title to the estate or interest described in Schedule A being vested other than as stated therein	YES	YES
Any defect in or lien or encumbrance on the title	YES	YES
Unmarketability of the title	YES	YES
Lack of right of access to and from the land	YES	YES
You do not have both actual vehicular and pedestrian access to and from the land based upon a legal right	NO	YES
You are forced to correct or remove an existing violation of any covenant, condition or restriction affecting the land	NO	YES
Your title is lost or taken because of a violation of any covenant, condition or restriction, which occurred before you acquired your title	NO	YES
You are unable to obtain a building permit; you are required to correct or remove the violation; or someone else has a legal right to, and does, refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it because of an existing violation of a subdivision law or regulation affecting the land	NO	YES
You are forced to remove or remedy your existing structures, or any part of them because any portion was built without obtaining a building permit from the proper government office	NO	YES
You are forced to remove or remedy your existing structures, or any part of them because they violate an existing zoning law or zoning regulation	NO	YES
You cannot use the land because use as a single-family residence violates an existing zoning law or zoning regulation	NO	YES
You are forced to remove your existing structures because they encroach onto your neighbor's land	NO	YES
Someone has a legal right to, and does, refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it because your neighbor's existing structures encroach onto the land	NO	YES
You are forced to remove your existing structures which encroach onto an easement or over a building set-back line	NO	YES
Your existing structures are damaged because of the exercise of a right to maintain or use any easement affecting the land	NO	YES
Your existing improvements, including lawns, shrubbery or trees, are damaged because of future exercise of right to use the surface of the land for the extraction or development of minerals, water or any other substance	NO	YES
Someone else tries to enforce a discriminatory covenant, condition or restriction that they claim affects your title which is based upon race, color, religion, sex, handicap, familial status or national origin	NO	YES
A taxing authority assesses supplemental real estate taxes not previously assessed against the land for any period before the policy date because of construction or a change of ownership or use that occurred before the policy date	NO	YES
Your neighbor builds any structures after the policy date which encroach onto the land	NO	YES
The residence with the address is not located on the land at the policy date	NO	YES
The map, if any, attached to the policy does not show the correct location of the land according to the public records	NO	YES

NOTES: Covered risks listed are occurring after the policy date. This policy is for use, when requested, for one-to-four family residences only. It should not be used for vacant land or for new construction. If issued on new construction, you must independently verify the payment of all lienable construction costs and the issuance of all required occupancy permits. Deductibles may apply with respect to certain of the coverages afforded in this policy. Contact a local Old Republic Title office for specific information as to any deductibles which pertain to the coverages in the Homeowner's Policy of Title Insurance. Any additional questions contact Old Republic National Title Insurance Company.