



Comparing coverage of ALTA's standard Owner's policy and enhanced Homeowner's policy

We offer our residential customers two levels of coverage for your protection. The standard policy covers you for defects and liens in the history of your title through the date and time your deed is recorded in public records. The ALTA Homeowner's policy provides enhanced coverage, protecting you from additional risks, including some that might occur after the deed is recorded.

Head-to-head coverage comparison

Coverages included without endorsement

(Assumes compliance with Stewart Title Guaranty Company's underwriting requirements for issuance of the applicable policy.)

	Owner's Policy 2006	Homeowner's Policy (01-01-08)
Covered Risks		
Third party claims an interest in the title	√	√
Prior forgery, fraud or duress affecting the title	√	√
Liens or encumbrances on the title (e.g., prior mortgage or deed of trust, state or federal tax lien, condominium or homeowners' association lien)	√	√
Improperly executed documents	√	√
Defective recording of documents	√	√
Unmarketability of the title	√	√
Lack of a right of legal access to and from the land	√	√
Restrictive covenants limiting your use of the land	√	√
Gap Coverage (extending coverage from the closing to the recording of the deed)	√	√
Duration		
Coverage continues as long as you own the property	√	√
Policy insures anyone who inherits the property from you	√	√
Policy insures the trustee of an estate-planning trust	√	√
Policy insures the beneficiaries of a trust upon your death	√	√
Extended Coverage		
Parties in possession of the property that are not disclosed by the public records (e.g., tenants, adverse possessors)	*	√
Unrecorded easements (e.g., prescriptive easements) affecting the property	*	√
Encroachments and boundary lines disputes that would be disclosed by a survey	*	√
Mechanic's liens (a lien against the property due to non-payment of work)	*	√
Taxes or special assessments that are not shown as liens by the public records	*	√
Additional Coverages		
Actual vehicular and pedestrian access, based upon a legal right		√
You must correct or remove an existing violation of certain covenants, conditions or restrictions		√

*Not automatically included in the basic policy, but may be available by extended coverage.



Head-to-head coverage comparison

Coverages included without endorsement	Owner's Policy 2006	Homeowner's Policy (01-01-08)
Loss of your title resulting from a prior violation of covenant, condition or restriction		√
Up to \$10,000 if you are unable to obtain a building permit due to an existing violation of a subdivision law or regulation or you must correct an existing violation (subject to a deductible)		√
Up to \$25,000 if you must remedy or remove an existing structure because it was built without a proper building permit (subject to a deductible)		√
Up to \$25,000 if you must remedy or remove an existing structure due to an existing violation of a zoning law or zoning regulation (subject to a deductible)		√
Up to \$5,000 if you must remove your existing structures if they encroach onto your neighbor's land (subject to a deductible)		√
You cannot use the land as a single-family residence because such use violates an existing zoning law or zoning regulation		√
You are forced to remove your existing structures because they encroach into an easement or over a setback line		√
Damage to existing structures due to an exercise of an existing right to use any easement affecting the land		√
Damage to existing improvements due to an exercise of an existing right to use the surface of the land for the extraction or development of minerals, water or any other substance		√
Attempted enforcement of discriminatory covenant		√
Supplemental taxes because of prior construction or change of ownership or use		√
Damages if the residence is not located at the address stated in the policy		√
Pays substitute rent and relocation expenses, if you cannot use your home because of a claim covered by the policy		√
Automatic increase in policy amount up to 150% of policy amount over 5 years		√
Post Policy Coverages		
Forgery affecting the title		√
Unauthorized leases, contracts or options		√
Ownership claims		√
Easements or restrictions affecting your use of the land		√
Encroachment of neighbor's buildings onto your land		√

Both policies contain certain stipulations and conditions as set out by Stewart Title Guaranty Company and the American Land Title Association. If you have questions regarding your legal rights under the various policies we suggest you contact your attorney.

Contact us today for more specific details on either policy and to find out why Realty Title & Escrow is the right title company for you.



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