

# MONARCH TITLE COMPANY

## WHY YOU NEED TITLE INSURANCE



Your home is one of your most significant assets. For many, it's the largest investment you will ever make. It's where you raise your family, celebrate holidays and create so many memories. That's why Monarch Title Company takes our job of protecting your property rights seriously and offers the most comprehensive title insurance coverage in Southern California.

### **Here are just some of the it's so important to purchase title insurance:**

- Title insurance protects your ownership rights against claims that arise over unexpected concerns with a property's history to due forgery, fraud, a deed or mortgage signed by an incapacitated person, a person who is not the owner, but has the same name, a deed procured under duress, human error, and more.
- If you have a mortgage, your lender will take out a title insurance policy, but their policy only protects the bank's interest, not yours. Lenders require title insurance to protect their security interest.
- There are no annual premiums with owner's title insurance. It's a low, one-time fee that protects the property as long as you (or your heirs) own it.
- Title insurance offers protection that your homeowner's insurance doesn't. Homeowner's insurance only covers the physical structure of the house and the belongings inside. Title insurance secures your property rights to the land.
- Should your property be destroyed in a natural disaster, such as a fire or flood, title insurance protects the land your house stood on.
- Claims often arise due to marital status and the validity of divorces. Title insurance protects against claims by former spouses.
- Title insurance covers issues that may arise from recorded easements granted to neighbors, or even government entities.
- Claims can arise at any time, even if you have owned the property for several years. Title insurance protects you from a previous owner's unpaid mortgages, unpaid property taxes, and child support liens or other judgments.