

COMPARISON OF OWNER'S POLICY COVERAGE



Between the American Land Title Association Standard Owner's Policy and the American Land Title Association Homeowner's Policy

AVAILABILITY

COVERAGE

	ALTA HOMEOWNER'S POLICY	BASIC CLTA HOMEOWNER'S POLICY
	Natural person only Single-family residence or condominium	to any insured for any type of property
Amount of insurance coverage increases automatically by 10% in each of the first five years after issuance without any additional premium.	✓	—
POST POLICY PROTECTION - Someone forges your name to a deed or mortgage after your policy is issued to you.	✓	—
POST POLICY PROTECTION - A neighbor builds an improvement over your property line after your policy is issued to you.	✓	—
POST POLICY PROTECTION - The improvement on your property encroaches into an easement and you must remove it.	✓	—
POST POLICY PROTECTION - The improvement on your property encroaches over the property line and you must remove it.	✓	—
BUILDING PERMIT -The improvement on your land was constructed without a valid building permit and you must remove the improvement or correct it*	✓	—
BUILDING PERMIT & ZONING - The improvement on your land was constructed with a valid building permit, but does not comply with zoning laws and you must remove or correct it*	✓	—
Your coverage continues for the benefit of your spouse who receives title upon a divorce.	✓	—
You transfer title to the trustee of your trust after the policy is issued.	✓	—
POST POLICY ADVERSE POSSESSION - Someone else claims to own the property.	✓	✓
Someone else claims to have a lien against the property.	✓	✓

The coverages that contain an * are subject to deductibles and maximum amounts of liability. The premium charge for the Homeowner's Policy is 10% more than the Standard Owner's Policy.

