



WHY TWO TITLE POLICIES ARE REQUIRED

Nearly every sale of a residential property involves the purchase of two policies of title insurance, an Owner's Policy and a Lender's Policy.



FOR THE SELLER

The purchase of a home is one of the most expensive and important purchases most of us ever make. Your buyer will want to make sure that the property is indeed yours to sell and that there are no unknown liens, claims, or encumbrances held against the property. Your buyer chose your property for its features and amenities. Enhancing these amenities with an Owner's Policy of title insurance from Monarch Title Company is just as important as the work you put into maintaining and improving your property.

According to real estate custom and practice the seller pays a one-time premium for the new buyer's Owner's Policy based on the sales price of the property. Monarch Title searches the public records to identify and eliminate title risks. The new buyer's policy indemnifies the buyer against loss and provides a defense in the event of claims against the title according to the terms of the policy. For a one-time charge, the buyer's policy protects the buyer for as long as the buyer owns the property, and under enhanced Homeowner's Policy (HOP), forever.

You will feel confident that your buyer is receiving quality protection. You should also feel secure that your buyer will not return years later to make claims against you based on title risks which you knew nothing about at the time of sale.

Far into the future, the Monarch Title Company's Insurance Policy will be one of the most enduring benefits of this transaction—for you and your buyer.



FOR THE BUYER

For most of us, buying a home requires help with financing the purchase price. Your purchase loan is secured by the new home you are buying. Your lender will want to insure that the security for their loan is protected by title insurance and that you are the owner of record. The Lender's Policy of title insurance insures your lender and any purchasers of assigns of the loan, that its lien has priority over other liens not shown in the policy. Many lenders condition their loans upon the purchase of a Lender's Policy.

According to real estate custom and practice, you, as the buyer, will be responsible for paying the title insurance premium for the Lender's Policy on your home loan. Monarch Title gives you a big break on the cost for this important coverage.

First, the premium is calculated on the loan amount, not the sales price of the property. Second, because the seller is providing you with an Owner's Policy, Monarch Title can give you a concurrent rate which results in a significant discount on the Lender's Policy.

In the simplest terms, the Monarch Title Company's Insurance Policy does say to you as the buyer "you own it" and puts the financial strength of the state's largest title insurance group behind you.



MONARCH
TITLE COMPANY