

What is a Binder?

Help save your investors big money on their title policy!



If you are an investor planning to resell your property within two years, let Monarch Title save you money by investing in an “Interim Binder”, sometimes referred to as a “Title Binder”, or just a “Binder”.

In the simplest terms, you are pre-paying the cost of your future homeowner’s policy at a deeply discounted rate since you intend to sell your property again in the near future.

The fee for the binder is 10% of your current homeowner’s policy rate, plus the difference based on increased liability and policy type when you sell, so you could be saving yourself hundreds, or even thousands of dollars on your title fees.

Let’s compare:

You buy now for \$750,000, and sell within two years for \$850,000.

Without an Interim Binder:

Original Sales Price: \$750,000

Homeowner’s Policy Fee: \$2,077 (paid by original seller)

Sells within 2 years: \$850,000

New Homeowner’s Policy Fee: \$2,250 (paid by you)

You pay \$2,250 to resell your property

With an Interim Binder:

Original Sales Price: \$750,000

Homeowner’s Policy Fee: \$2,077 (paid by original seller)

Binder Fee: \$208 (10% of policy fee paid by you, the investor)

Sells within 2 years: \$850,000

New Homeowner’s Policy Fee: \$2,250 (paid by you)

Minus original policy fee: \$2,077

Binder conversion fee: \$173

You pay a total of \$381 to resell your property (\$208 + \$173)

YOU SAVE \$1,869 WITH A BINDER

If you hold the property for more than two years, you may extend your binder policy for an additional 10% (\$208 in this example), so long as you request the extension *prior* to the expiration date of the original binder.

Fees are provided as an example only and are subject to change without notice. Other fees may apply.

