



WHAT IS TITLE INSURANCE AND WHY DO YOU NEED IT?

WHAT IS TITLE INSURANCE? Title insurance protects homeowners from financial loss due to defects in their title. A title defect refers to any potential threat to a current homeowner's right to sell their property. This can be anything that would possibly give another party or entity a claim to said property. Title insurers perform an extensive search of public records on the property and issue a policy that indemnifies the insured for any loss that may arise if the title isn't clear. Unlike other types of insurance that require ongoing payments, title insurance is a one-time fee that protects the homeowner for as long as they or their heirs own the property.

WHY DO 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 very seriously, and offers the most comprehensive title insurance coverage in all of Southern California.

Here are just some of the reasons 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.
- 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 rights to the property and the land on which it sits.

- 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.
- Title insurance protects against improper execution of recorded documents.

Once a title policy is issued, if for some reason any claim which is covered under your title policy is ever filed against your property, the title company will pay the legal fees involved in defense of your rights, as well as any covered loss arising from a valid claim.

Buying a home is a big step, emotionally and financially. With Monarch Title you can be assured that your title insurance policy is in the best possible hands!

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