



## title insurance - why do i need it?

Title Insurance protects against a problem on the title before you bought the property. There is a chain of owners of your property, and somewhere there could be a fraudulent signature, unpaid taxes and another lien on the property.

- Title Insurance is required by all lenders
- A single payment that is effective as long as you own the property.
- Title insurance covers incidences before you owned the property, not after.
- Title insurance does not increase with the value of the home
- Title insurance costs come from the prevention of problems rather than the payment of claims.
- Premiums are scaled to the amount of the mortgage or the property's value.
- You have the right to shop for your own title insurance, but usually your real estate professional, lender, or attorney will be able to find you the best price.
- Investigate a discount on the premium if the home has been bought within a few years of the title check.

