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ALTA Homeowner's Policy

Homeowner's Policy provides your client with expanded title insurance because Homeowner's Policy offers direct additional assurance to the buyer, your risk as an agent may also be reduced.

The Covered Risks shown below are limited by the exclusions, conditions and exceptions contained in the actual policy form. If defects in a particular coverage are discovered in the process of underwriting the coverage, the company may decline to provide a specific coverage, or limit the coverage.

The Covered Risks set forth in this material are contained in the ALTA Homeowner's Policy of the Title Insurance for one-to-four family residence (10/17/98). The specific coverages contained in the Owner's Standard Policy with Homeowner's Endorsement and Owner's Extended Policy may be broader or narrower in scope. For specific comparisons, the actual forms should be requested.

Covered Risks	Owner's (Standard) Coverage With Homeowner's Endorsement	Owner's (Extended) Coverage	Home Owner's Policy
1 Someone else owns an interest in your title.	x	x	x
2 Someone else has rights affecting your title arising out of leases, contracts or options.	x	x	x
3 Someone else claims to have rights affecting your title arising out of forgery or impersonation.	x	x	x
4 Someone else has an easement on the land.	x	x	x
5 Someone else has a right to limit your use of the land.	x	x	x
6 Your title is defective.	x	x	x
7 Any of Covered risks 1 through 6 occurring after the policy date.			x
8 Someone else has a lien on your title, including a mortgage, judgment, state or federal tax lien or special assessment, charge by a homeowner's or condominium association, or lien occurring before or after the policy date, for labor and material furnished before the policy date.	x	x	x
9 Someone else has an encumbrance on your title.	x	x	x
10 Someone else claims to have rights affecting your title arising out of fraud, duress, incompetency or incapacity.	x	x	x
11 You do not have both actual vehicular and pedestrian access to and from the land, based upon legal right.	x	x	x
12 You are forced to correct or remove an existing violation of any covenant, condition or restriction affecting the land, even if the covenant, condition or restriction is excepted in Schedule B.			x
13 Your title is lost or taken because of a violation of any covenant, condition or restriction, which occurred before you acquired your title, even if the covenant, condition or restriction is excepted in Schedule B.			x
14 Because of an existing violation of a subdivision law or regulation affecting the land: (a) you are unable to obtain a building permit; (b) you are required to correct or remove the violation; or (c) someone else has a legal right to, and does, refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it. The amount of your insurance for this covered risk is subject to your deductible amount of \$2,500.00 our maximum dollar limit of \$10,000.			x

Covered Risks	Owner's (Standard) Coverage With Homeowner's Endorsement	Owner's (Extended) Coverage	Home Owner's Policy
15 You are forced to remove or remedy your existing structures, or any part of them — other than boundary walls or fences — because any portion was built without obtaining a building permit from the proper government office. The amount of your insurance for this covered Risk is subject to your deductible of \$5,000.00 and our maximum dollar limit of \$25,000.00.			X
16 You are forced to remove or remedy your existing structures, or any part of them, because they violate an existing zoning law or zoning regulation. If you are required to remedy any portion of your existing structures, the amount of your insurance for this covered risk is subject to your deductible amount of \$5,000.00 and our maximum dollar limit of \$25,000.00.			X
17 You cannot use the land because use as a single family residence violates an existing zoning law or zoning regulation.			X
18 You are forced to remove your existing structures because they encroach onto your neighbor's land. If the encroaching structures are boundary walls or fences, the amount of your insurance for this covered risk is subject to your deductible amount of \$2,500.00 and our maximum dollar limit of \$5,000.00.		X	X
19 Someone else has a legal right to, and does, refuse to perform a contract to purchase land, lease it or make a mortgage loan on it because your neighbor's existing structures encroach onto the land.		X	X
20 You are forced to remove your existing structures which encroach onto an easement or over a building set-back line, even if the easement or building set-back line is excepted in Schedule B.		X	X
21 Your existing structures are damaged because of the exercise of a right to maintain or use any easement affecting the land, even if the easement is excepted in Schedule B.		X	X
22 Your existing improvements (or a replacement modification made to them after the policy date), including lawns, shrubbery or trees, are damaged because of the future exercise of a right to use the surface of the Land for the extraction or development of minerals, water or any other substance, even if those rights are excepted or reserved from the description of the land or excepted in Schedule B.			X
23 Someone else tries to enforce a discriminatory covenant, condition or restriction that they claim affects your title which is based upon race, color, religion, sex, handicap, familial status or national origin.			X
24 A taxing authority assesses supplemental real estate taxes not previously assessed against the land for any period before the policy date because of construction or a change or ownership or use that occurred before the policy date.			X
25 Your neighbor builds any structures after the policy date other than boundary walls or fences which encroach onto the land.			X
26 Your title is unmarketable, which allows someone else to refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it.	X	X	X
27 A document upon which your title is based is invalid because it was not properly signed, sealed, acknowledged, delivered or recorded.	X	X	X
28 The residence with the address shown in Schedule A is not located on the land at the policy date.			X
29 The map, if any, attached to this policy does not show the correct location of the land according to public records.			X

The covered risks shown above may be limited by the exclusions, conditions and exceptions contained in the actual policy form. If defects in a particular coverage are discovered in the process of underwriting the coverage, the company may decline to provide a specific coverage, or limit the coverage.

* Owner's Extended contains no deductible nor maximum liability.