

A Quick Guide to Title



	What It Is	Why It Matters	How You Benefit
Title	Title is your ownership right to your property.	No homebuyer wants to inherit existing debts or legal issues that could interfere with their property rights in the future.	Clear title allows one to use or modify property.
Title Professional	Title Insurance professionals examine or research public records to see if there are any problems or defects that could cause legal issues. They also often manage closing.	Title Insurance professional ensures the title search is completed, writes the title insurance policy and works to reduce ownership issues in the future.	Your title professional has your back. They sweat the small stuff so you don't have to, giving you peace of mind.
Title Search	A title search is an early step in the home buying process to uncover issues that could limit the buyer's rights to the property.	If a title issue is discovered most often title professionals will take care of it without the customer even being aware. Fixing these issues allows the buyer to purchase title insurance.	The title search protects you from unknowingly inheriting a previous owner's debts, legal obligations, or other title problems.
Title Insurance	There are two different types of title insurance- the Owner's Policy and the Lender's Policy. The owner's policy is purchased by the homebuyer. The lender's policy is usually paid for by the buyer- it is almost always required by the lender and only protects the lender's interest.	Sometimes undiscoverable defects can come up after the title search. Title issues may include forgery, fraud or clerical errors. Owner's title insurance is the best way for a buyer to protect themselves from loss.	Every year, the vast majority of homebuyers in America elect to protect the largest investment of their lives, and purchase owner's insurance. Owner's insurance protects a person's interest after they purchase their home.
Closing	Closing is the final step in executing the home buying transition.	Closing is the process that allows the transfer of ownership to occur.	Upon completion of the closing process, the home has a new owner!