

OWNER'S COVERAGE COMPARISON CHART

<u>POLICY COVERAGE</u>	<u>ENHANCED OWNER'S POLICY</u>	<u>ALTA 2006 POLICY</u>
		yes
Title vested as described in policy	yes	
Title defect not listed on policy	yes	yes
Unmarkability of Title	yes	yes
Lack of access	pedestrian & vehicular	Legal Access
Forgery after date of policy	yes	no
Mechanics liens for work/materials not ordered by owner	yes	no
Forced removal of existing structure	yes	no
Unable to use land due to restriction/zoning violation	yes	no
Claim to title due to existing restriction violation	yes	no
Forced to comply with existing restriction due to prior violation	yes	no
Unable to sell or mortgage due to prior restriction violation	actual loss after 1% of policy deductible	no
Encroachment onto property after date of policy	yes	no
Can't sell, build, mortgage, lease due to subdivision law violation	yes, except for walls or fences	no
Structure damage due to mineral extraction	yes	no
Attached survey differs from public record description	yes	no
POLICY INCREASES 10% PER YEAR UP TO 150%	yes	no
	YES	NO
COST COMPARISON (example based on \$40,000)		\$140
	\$168	

Chicago Title Insurance Company and Commonwealth Land Title Insurance Company
WHY THE ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE?
 (A Comparison of Title Policies)

Protection from financial loss due to:	ALTA Standard Owner's Policy (2006)	ALTA Homeowner's Policy (2008)
Ownership Title: another party claiming an ownership in your home		
Public Record Errors: issues relating to an improperly signed document or a document recorded inaccurately at the county recorder's office		
Fraud & Forgery: another party having rights in your property arising from forgery or false impersonation		
Undisclosed Heirs: an unknown heir claims an ownership interest in your home		
Liens: a creditor of the previous owner attempting to enforce a lien		
Access: discovering you do not have actual physical access to your home		
Subdivision Law: loss from a violation of a subdivision law resulting in the inability to obtain a building permit *		
Building Permit: if you are forced to remove or remedy your existing structures, other than boundary walls and fences, because they were constructed without obtaining a proper building permit *		
Zoning: if you are required to remove or remedy your existing structures, other than boundary walls and fences, due to a violation of a zoning law *		
Encroachment: (your structures on neighbor's property) your neighbor forces you to remove an existing structure(s), which encroaches onto neighbor's land (boundary walls or fences are subject to a deductible) *		
Encroachment: (neighbor's existing structures encroaching on your property) your property becomes unmarketable because someone refuses to perform a contract to purchase, lease it, or make a mortgage loan due to your neighbor's structure encroaching on your land		
Encroachment: (neighbor creating encroachments after closing) if your neighbor builds any structures after the Policy Date, other than boundary walls and fences, which encroach on your land		
Encroachment: (your structures encroaching an easement) if you are forced to remove a structure which encroaches onto an easement or over a building set-back line		
Easements: loss arising from damage to an existing structure due to the exercise of a right to maintain or use the easement		
Surface Extraction: loss from damage to existing improvements due to the future right to use the surface of the land for the extraction or development of minerals or water		
Covenants, Conditions, Restrictions: if you are forced to remove or correct a violation by a previous owner		
Supplemental Taxes: supplemental or "roll back" taxes for a period before the policy date		
Continuation of Coverage: provides ownership coverage to anyone who inherits the property; a spouse who receives title upon dissolution of marriage; the trustee to whom the insured transfers title and the <u>beneficiaries</u> of a trust.		
Automatic Increased Coverage: policy liability coverage increases 10% per year for 5 years to a maximum of 150% of the initial policy amount		

*Coverage is limited to deductibles and maximum dollar amounts of liability. Note: This is a basic comparison of title insurance policies. Please request a sample Title policy for complete details.