

Title Policy Coverage Comparison

Residential 1-4 family structures or residential condominiums

Coverage Items: **ALTA 2006 Owners Policy**

The Advantage Owners Policy
(Enhanced Coverage to the Insured)

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| Automatic Inflation Protection (5 years) | NO | 150% of the original policy amount - increases by 10% per year for the 1st five years |
| Enhanced Access Coverage | NO | Access coverage has been expanded to insure pedestrian or vehicular traffic |
| Restrictive Covenant Violations | NO | Protects you against enforcement action regarding a restriction violated before you purchased the home, including taking away of your title, forcing removal of the building structure (other than boundary walls and fences) and/or preventing the use of the property as a residence. |
| Encroachment Coverage | NO (Survey exception in Owner's Policy negates coverage) | As to encroachments of your building structure (other than boundary walls and fences) over property lines or into easement areas: protects against someone forcing removal of your building structure. Also protects you against loss as to encroachments of neighbor's building structure (other than boundary walls and fences) built post-policy and without your consent. These coverages apply notwithstanding general survey exception. |
| Post Policy Forgery Protection | NO | Protects you should someone forge your signature on a deed or mortgage and record same in the Land Records, post-policy |
| Mineral Extraction Coverage | NO | Protects you against damage to your existing building structure (or a modification or replacement you may make to the structure, post-policy) caused by mining or water extraction on other property. |
| Building Permit Violation Coverage | NO | Protects against someone forcing removal of your building structure (other than boundary walls and fences) due to lack of building permit. <u>(Maximum Liability \$25,000.00.)</u> |
| Subdivision Coverage | NO | As to violation of existing subdivision law as of date of policy, protects you from loss because you cannot obtain a building permit and/or because title is rendered unmarketable. <u>(Maximum Liability \$10,000.00.)</u> |
| Conveyance to Your Trust Coverage | YES | Conveyance to your trust post-policy will not invalidate your title policy coverage. |
| Zoning Violation | NO | As to violation of zoning laws, protects you in the event that you are unable to use the property for residential purposes; protects against someone forcing removal of your building structure (other than boundary walls and fences) due to a zoning violation. |
| Post-Policy Mechanics Lien Filings | NO | Protects you against liens on your title for labor and materials furnished before the date of policy, but filed post-policy unless you agreed to pay for same. |
| Gap Coverage | YES | Final policy production insures over gap. |