



Whatever you call home

**PROTECT IT WITH
OWNER'S TITLE INSURANCE**

For more information, ask an ALTA
member or visit www.bankertitlemn.com



**Bankers Title &
Bankers Closing Services**
your closing in our hands

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REASONS WHY EVERY HOMEBUYER NEEDS OWNER'S TITLE INSURANCE



BUYING A HOME IS AN EXCITING AND EMOTIONAL TIME FOR MANY PEOPLE. TO HELP YOU BUY YOUR HOME WITH MORE CONFIDENCE, MAKE SURE YOU GET OWNER'S TITLE INSURANCE. **HERE'S WHY IT'S SO IMPORTANT FOR YOU:**

1 PROTECTS YOUR LARGEST INVESTMENT

A home is probably the single largest investment you will make in your life. You insure everything else that's valuable to you—your life, car, health, pets, etc., so why not your largest investment? For a one-time fee, owner's title insurance protects your property rights for as long as you or your heirs own your home.

2 REDUCES YOUR RISK

If you're buying a home, there are many hidden issues that may pop up only after you purchase your home. Getting an owner's title insurance policy is the best way to protect yourself from unforeseen legal and financial title discrepancies. Don't think it will happen to you? Think again.

3 YOU CAN'T BEAT THE VALUE

Owner's title insurance is a one-time fee that's very low relative to the value it provides. It typically costs around 0.5% of the home's purchase price.

4 COVERS YOUR HEIRS

As long as you or your heirs own your home, owner's title insurance protects your property rights.

Unexpected title claims include:

- outstanding mortgages and judgments, or a lien against the property because the seller has not paid his taxes
- pending legal action against the property that could affect you
- an unknown heir of a previous owner who is claiming ownership of the property

5 NOTHING COMPARES

Homeowners insurance and warranties protect only the structure and belongings of your home. Getting owner's title insurance ensures your family's property rights stay protected.

6 8 IN 10 HOMEBUYERS AGREE

Each year, more than 80% of America's homebuyers choose to get owner's title insurance.

7 PEACE OF MIND

If you're buying a home, owner's title insurance lets you rest assured, knowing that you're protected from inheriting any existing debts or legal problems, once you've closed on your new home.

This advertising is for informational purposes only. Actual coverages and your eligibility may vary by company and state. For exact terms, conditions, exclusions, eligibility and limitations, please contact a title insurance company authorized to do business in your location.

For more information about owner's title insurance, ask an ALTA member or visit homeclosing101.org



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WHAT EVERY REALTOR SHOULD KNOW ABOUT OWNER'S TITLE INSURANCE

MAKE SURE ALL OF YOUR CLIENTS ARE PROTECTED

You're a Realtor®, so you know that buying a home can be overwhelming for your clients. Homebuyers can feel confused and frustrated by the mounds of paperwork they have to sign. Plus, the fees associated with closing can sometimes be overwhelming even to an experienced buyer.

Owner's title insurance is one of those items often misunderstood by homebuyers at closing, yet its value is tremendous. As an important advisor to your clients, you are in a position to help homebuyers understand the value of owner's title insurance and the dangers that can be incurred without it.

WHAT'S TITLE INSURANCE?

Owner's title insurance is a policy that protects homebuyers' property rights. For the same reasons the bank requires a lender's insurance policy, the homebuyer obtains owner's title insurance to protect their legal claims to the property. For more information about title insurance, or to find an ALTA member that can issue an owner's policy, please direct your clients to homeclosing101.org.

HOW IT PROTECTS

Say, for example, your client recently purchased a new home from a builder, but the builder failed to pay the roofer. Wanting to be paid, the roofer filed a lien against the property. Without owner's title insurance, your client would be responsible for paying this existing debt. This is just one example of how owner's title insurance protects homebuyers from various significant risks.

ENDURING VALUE

The good news is that owner's title insurance protects homebuyers legally and financially, as long as they own their home. For a low, one-time fee, homebuyers can rest assured, knowing they are protected against existing debts or claims to their property.

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FOR HOMEBUYERS: A GUIDE TO TITLE INSURANCE

	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 you to use or modify your property.
TITLE PROFESSIONAL	Title insurance professionals examine or research public records to see if there are any problems or defects that could cause you legal issues. They may also manage the closing process.	The title professional ensures the title search is completed, writes the title insurance policy and works to reduce your risk of 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 your rights to the property.	If a title issue is discovered, most often your title professional will take care of it without you even knowing. After the title problem is fixed, you are able to purchase owner's 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 you, the homebuyer. While it is your choice, purchasing an owner's title insurance policy is the best way to protect your property rights. The lender's policy is usually paid for by you or the seller. 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 to protect yourself from losing your property.	Every year, the vast majority of homebuyers in America elect to protect the largest investment of their lives, and purchase owner's title insurance. Owner's title insurance protects your interests after you purchase your home.
CLOSING	Closing is the final step in executing the home buying transition.	It is the process that allows the transfer of ownership to occur.	Upon completion of the closing process, you get the keys to your home!

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THE FAQs OF TITLE INSURANCE FOR HOMEBUYERS

A HOME IS THE SINGLE LARGEST INVESTMENT MOST OF US WILL MAKE IN OUR LIVES. TO BUY WITH CONFIDENCE, GET OWNER’S TITLE INSURANCE. IT’S THE SMART WAY TO PROTECT YOUR PROPERTY FROM LEGAL AND FINANCIAL CLAIMS. TO HELP YOU UNDERSTAND HOW IT WORKS, HERE ARE ANSWERS TO COMMON QUESTIONS:

WHAT IS TITLE?

A title is your ownership right to your property.

WHAT IS A TITLE SEARCH?

A title search is a standard part of the home buying process that is conducted to uncover issues that could prevent your right to the property. Your closing agent reviews public records to see if there are problems or defects that could cause you legal issues.

WHAT IS TITLE INSURANCE?

If you’re buying a home, title insurance is a policy that protects your investment and property rights.

There are two different types of title insurance: owner’s policy and lender’s policy.

- 1 An owner’s policy protects your property rights for as long as you or your heirs own the home.
- 2 A lender’s policy is usually required by the lender and protects only the lender’s financial interests. The buyer typically pays for this policy, but this varies depending on geography. We recommend you ask an ALTA member how it’s handled in your area.

WHY SHOULD I PURCHASE OWNER’S TITLE INSURANCE?

Purchasing owner’s title insurance is a smart decision because it’s the best way to protect your property from future legal claims.

WHAT DOES OWNER’S TITLE INSURANCE COST?

The one-time payment for owner’s title insurance is low relative to the value of your home. The typical owner’s title insurance policy costs around 0.5% of the home’s purchase price.

HOW LONG AM I COVERED?

Your owner’s insurance policy lasts as long as you or your heirs own your property. Your life will change over time, but your peace of mind never will.

WHAT HAPPENS AT SETTLEMENT?

You sign the legal documents and receive the keys to your home.

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We are the ...

INVESTIGATORS, ANALYSTS AND COUNSELORS,
THE PROTECTORS OF PROPERTY RIGHTS.

WE INSPECT TITLES AND
ADVOCATE FOR HOMEBUYERS.

WE SEEK A **HIGH STANDARD OF ACCURACY.**

**WE PROVIDE
PEACE OF MIND.**

WE ARE **THE AUTHORITY** IN REAL ESTATE TRANSACTIONS.

WE ASSURE THAT LAND TRANSFER IS
EXPEDITIOUS AND SECURE.

OUR COMMITMENT TO EXCEPTIONAL SERVICE
STRENGTHENS OUR MISSION.

WE REDUCE RISK SO THAT
HOMEBUYERS CAN REST ASSURED.

We are ALTA Members.