

STANDARD OWNER'S COVERAGE PROVIDES:

1. That there are no claims or liens on title as of the moment that your Deed is recorded or filed;
2. That your Deed is properly recorded;
3. That there is legal access to the insured parcel; and
4. That CATIC® will defend against any claims against your ownership of the insured property.

WHAT DO YOU MEAN BY "CLAIMS OR LIENS"?

"Claims or liens" can mean:

- Undischarged mortgages from previous owners
- Missing interests in your Deed
- Incorrect property descriptions in your Deed
- Defects in a foreclosure in the chain of title
- Unpaid municipal liens and charges



I DON'T NEED THAT! THE LENDER'S POLICY COVERS ME!

Well, no. The Mortgagee Policy of insurance is for the benefit of the lender, not the owner of the real estate, and insures only that your mortgage:

- is valid in the state where the property is located and
- is properly recorded in the Land Records (or Registry of Deeds or Registry District of the Land Court as appropriate).



THE CLOSING ATTORNEY CAN FIX THE PROBLEM.

Yes, that's right, but which costs more?

- An attorney's fee to clear a title problem that would be covered under an owner policy of title insurance?
- A one-time title insurance premium?

STILL, IF I HAVE A PROBLEM, I'LL HIRE A LAWYER.

You can do that, but keep in mind that...

- An attorney's job is to provide you with legal counsel.
- An attorney cannot provide you with coverage for a loss due to an intentional bad act like:
 - a forged Deed,
 - a fraudulent Discharge of Mortgage, or
 - "stacked" mortgages

OKAY, SO WHAT CAN OWNER'S TITLE INSURANCE DO?

OWNER POLICIES IN A NUTSHELL:

Standard (6/17/2006)

- 1-4 family residences
- Vacant land
- Commercial property

Expanded (7/2005)

- 1-4 family residences



A STANDARD OWNER POLICY INSURES:

- that you are the record owner as of the time and date that your deed is recorded
- that you have marketable title to the property
- that your title is free of defects
- that you have legal access to your property
- (CATIC's Homeowners Protection Clause automatically increases the coverage amount by 10% per year for the first five years of your ownership to keep pace with the increasing value of your property, too.)

This means that CATIC promises to:

- Continue coverage to a new buyer or lender so that your closing will proceed without a hitch!
- **Pay** to obtain corrective Mortgage Discharges or Deeds (at no cost to you) if necessary;
- **Pay** for missed bills for municipal charges (again, at no cost to you) if necessary;
- **Pay** to litigate the defense of your title (*and did I mention that this is at no cost to you?*) if necessary.

OKAY, BUT WHAT IS "EXPANDED" TITLE INSURANCE?

In addition, an Expanded Owner Policy:

- Pays if you are forced to remove a building or improvement built without a permit before you took title, or if you can't use your property as a single-family home
- Pays if someone encroaches on your land (or if you encroach on someone else's land!)
- Pays if someone refuses to buy, lease, or take a mortgage on your property because of:
 - a subdivision or zoning violation
 - violation of a restriction on your land that occurred prior to your ownership

This means that CATIC also promises to:

- Defend your title in any court case for any claim arising under your CATIC Owner policy or CATIC Expanded Owner policy at no cost to you.

I'M STILL NOT CONVINCED...

GIVE ME AN EXAMPLE OF WHEN AN OWNER POLICY MAKES A DIFFERENCE.



A CATIC OWNER POLICY CAN HELP:

- When you find out that your title comes from a defective foreclosure (even if the defect happened years before you bought the property).
- Without an Owner policy, you'll need to take care of this on your own.

An Owner Policy can also help if you find out that:

- The last owner's mortgage wasn't discharged (or worse, wasn't paid off).
- Without an Owner policy, you'll need to take care of this on your own.

Or if you find out that

- There are unpaid real estate taxes, water/ sewer charges, or a special assessment on your title that should have been paid at your closing.
- Without an Owner policy, you'll need to take care of this on your own.

Or you find out that

- Part of your next-door neighbor's new swimming pool is in your back yard.
- Without an Owner policy, you'll need to take care of this on your own.



SO THAT'S WHAT AN OWNER POLICY DOES FOR ME!



www.CATIC.com

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