

Owner's Policy Comparison



Key Title provides multiple coverage options, as a policy-issuing agent of Investors Title. The standard **ALTA Owner's Policy** covers title defects and liens through the date and time the deed is recorded in the public records. The **ALTA Homeowner's Policy** provides enhanced coverage from additional risks, including some that might occur after the deed is recorded.

COVERAGE COMPARISON* <small>Assumes Investors Title Insurance Company guidelines for the issuance of the applicable policy have been met.</small>	ALTA OWNER'S POLICY**	ALTA HOMEOWNER'S POLICY***
COVERED RISKS		
1. Policy authentication coverage	✓	✓
2. Third party claims an Interest in the title	✓	✓
3. Prior forgery, fraud, or duress affecting title	✓	✓
4. Liens or encumbrances on the title (e.g. prior mortgage or deed of trust, state or federal tax lien, condominium or homeowner's association liens)	✓	✓
5. Improperly executed documents	✓	✓
6. Defective recording of documents	✓	✓
7. Unmarketability of the title	✓	✓
8. Lack of a right of legal access to and from the land	✓	✓
9. Restrictive covenants limiting your use of the land	✓	✓
10. Gap coverage (extending from the closing to the recording of the deed)	✓	✓
DURATION		
11. Coverage continues as long as you own the property	✓	✓
12. Policy insures anyone who inherits the property from you	✓	✓
13. Policy insures the trustee of an estate-planning trust	✓	✓
14. Policy insures the beneficiaries of a trust upon your death		✓
EXTENDED COVERAGE		
15. Parties in possession of the property that are not disclosed by the public records (e.g. tenants, adverse possession)		✓
16. Unrecorded easements affecting the property (prescriptive easements)		✓
17. Encroachments and boundary line disputes that would be disclosed by a survey		✓
18. Mechanics' liens (a lien against the property due to non-payment of work)		✓
19. Taxes or special assessments that are not shown by the public records		✓
ADDITIONAL COVERAGE		
20. Actual vehicular and pedestrian access, based upon a legal right		✓
21. You must correct or remove an existing violation of certain covenants, conditions, or restrictions		✓
22. Someone else's enforcement of Discriminatory Covenants that affects your Title		✓



Key Title
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COVERAGE INCLUDED WITHOUT ENDORSEMENT		
23. Loss of your title resulting from a prior violation of a covenant, condition, or restriction		✓
24. Up to \$10,000 if you are unable to obtain a building permit due to an existing violation of a subdivision law or regulation or you must correct an existing violation (subject to a deductible)		✓
25. Up to \$25,000 if you must remedy or remove an existing structure due to an existing violation of a zoning law or zoning regulation (subject to a deductible)		✓
26. Up to \$5,000 if you must remove your existing structures if they encroach onto your neighbor's land (subject to a deductible)		✓
27. You cannot use the land as a single-family residence because such use violates an existing zoning law or zoning regulation		✓
28. You are forced to remove your existing structures because they encroach into an easement or over a setback line		✓
29. Damage to existing structures due to an exercise of an existing right to use any easement affecting the land		✓
30. Damage to existing improvements due to an exercise of an existing right to use the surface of the land for the extraction or development of minerals, water, or any other substance		✓
31. Attempted enforcement of discriminatory covenant		✓
32. Supplemental taxes because of prior construction or change of ownership or use		✓
33. Damages if the residence is not located at the address stated in the policy		✓
34. Pays substitute rent and relocation expenses, if you cannot use your home because of a claim covered by the policy		✓
35. Automatic increase in policy amount up to 150% of the policy amount over five years		✓
POST-POLICY COVERAGES		
36. Forgery affecting title		✓
37. Unauthorized leases, contracts, or options		✓
38. Ownership claims		✓
39. Easements or restrictions affecting your use of the land		✓
40. Encroachments of neighbor's buildings onto your land		✓

* Premiums for the coverage are based on ITIC established rates.

** The ALTA Owner's Policy may be used on residential and commercial transactions.

*** The ALTA Homeowner's Policy may be used on purchase or refinance transactions, improved property in a platted residential subdivision, a completed residential condominium unit, or improved residential property with a metes/bounds legal description that does not exceed 25 acres of land. Not applicable for construction loans or property that is vacant land. The Proposed Insured must be a "natural person." No corporations, LLCs, or other entities.

This chart is intended for summary comparison only and is not a full explanation of coverage afforded by the title insurance policy. There are exceptions, exclusions, and conditions to coverage that limit or narrow the coverage afforded. For more details please contact your Key Title representative.



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