



SECURITY

STABILITY

HOME

WHAT IS TITLE INSURANCE?

Unlike most insurance products that protect against future events, title insurance safeguards against loss that may arise from hazards and defects that already exist and affect your legal claim to the property you are buying. In order to determine the existence of such hazards and defects, a search and examination of public records is made by industry professionals who trace the chain of property ownership. This search helps identify title problems that may be discovered from reviewing the public records.

However, mistakes in the search process can be made and even the most thorough search can not assure the title hazards do not exist. The following are the most common "hidden risks" that may arise:

ERRORS Documents that are misindexed in the public records due to a clerical mistake or documents misplaced before being properly recorded.

UNKNOWN HEIRS Legitimate heirs that may have been overlooked in the probate process or an heir thought to be deceased who may have a claim to interest in the property.

FORGERY Forged deeds, releases of mortgages and other documents in the public records.

FRAUD Deeds may be by persons claiming to be single but, in fact, married or by individuals falsely impersonating the true owner.

EASEMENTS Unrecorded easements that provide access for construction of roads or utility lines at a later date.

SECURE YOUR INVESTMENT WITH TITLE INSURANCE

Two types of title policies are available – lenders and owners. Lenders require the homebuyer to purchase a lender's policy as it secures the lender's interest. This policy is commonly issued in the amount of the mortgage loan and coverage declines as the loan is slowly paid off.

However, a lender's policy does not extend to the homeowner. That's why an owner's policy is available which covers the homebuyer's financial investment. Unlike the lender's policy, the amount of protection provided to the homebuyer is the sales price of the transaction – so the total amount of your investment is fully protected.

A SMALL PRICE TO PAY FOR YEARS OF SECURITY

Purchasing a home is one of the largest single investments you'll make in a lifetime. That's why it is of paramount importance that you safeguard the security of your investment from the financial loss which can occur through title defects.

Considering the substantial cost of buying a home today, and the minimum cost of title insurance, an owner's policy is one of the wisest investments to protect you and your family against avoidable financial loss.

Best of all, unlike other insurance premiums that are paid annually, a title insurance premium is paid only once – at the time of purchase. Plus, your policy continuously protects you and your heirs for as long as you own the property.

THE SECURITY OF FINANCIAL STRENGTH

To protect your investment now and in the future, you want a title insurer who adheres to a strong conservative fiscal policy. That's why it's satisfying to know Security Title commands one of the highest ratios of reserves to premiums written in the industry. Therefore, homebuyers will always be assured of financial security in the event of loss.

In fact, Demotech Inc., the nation's largest title insurer rating organization, has consistently awarded Security Title an A "Exceptional" rating for "unsurpassed financial stability related to the payment of loss and loss adjustment expenses." Our network of agents and approved attorneys issue Security Title policies to homebuyers confident in knowing that they are backed by a secure, fiscally responsible company.

YOU'LL FEEL RIGHT AT HOME WITH SECURITY TITLE

Founded in 1952, The Security Title Guarantee Corporation of Baltimore was established on the principle of providing exceptional service while guaranteeing financial security to its insureds.

The same principle has helped create a network of highly qualified agents who are entrusted to make accurate decisions regarding title issues. Our knowledgeable agents are always available to answer your questions and issues affecting the purchase of your property.

What's more, Security Title upholds a stringent agent approval process to ensure all homebuyers who deal directly with a Security Title agent are dealing with the most qualified and entrusted agents in the industry.

So now that you have found your dream home, let Security Title work with you to protect your investment today and in the future. Call us at 1.800.669.6063 or contact any one of our knowledgeable agents for assistance and more information.

Together, we will turn your dream home into a place you will call home for many years to come.