



Legacy Title offers policyholder protection for our clients with the ALTA® Standard Owner's Policy, which covers defects and liens in the history of a title through the date and time the deed is recorded in the public records.

As an additional level of coverage, Legacy Title proudly offers the ALTA® Homeowner's policy which provides enhanced coverage and protection from additional risks, including some that might occur after the deed is recorded.

The below chart offers a comparison of the protections offered by each of these policies.



## POLICY COMPARISON - ALTA'S STANDARD OWNER'S POLICY & ENHANCED HOMEOWNER'S POLICY

	OWNER'S POLICY 2006	HOMEOWNER'S POLICY REVISED 2013
<b>COVERED RISKS</b>		
Third party claims an interest in the title	■	■
Prior forgery, fraud or duress affecting the title	■	■
Liens or encumbrances on the title (e.g., prior mortgage or deed of trust, state or federal tax lien, condominium or homeowners' association lien)	■	■
Improperly executed documents	■	■
Defective recording of documents	■	■
Unmarketability of the title	■	■
Lack of a right of legal access to and from the land	■	■
Restrictive covenants limiting your use of the land	■	■
Gap Coverage (extending coverage from the closing to the recording of the deed)	■	■
<b>DURATION</b>		
Coverage continues as long as you own the property	■	■
Policy insures anyone who inherits the property from you	■	■
Policy insures the trustee of an estate-planning trust	■	■
Policy insures the beneficiaries of a trust upon your death	■	■
<b>EXTENDED COVERAGE</b>		
Parties in possession of the property that are not disclosed by the public records (e.g., tenants, adverse possessors) *	★	■
Unrecorded easements (e.g., prescriptive easements) affecting the property *	★	■
Encroachments that would be disclosed by a survey *	★	■
Mechanic's liens (a lien against the property due to non-payment of work) *	★	■
Taxes or special assessments that are not shown as liens by the public records *	★	■
*Not automatically included in the basic policy, but may be available by extended coverage.		
<b>ADDITIONAL COVERAGES</b>		
Actual vehicular and pedestrian access, based upon a legal right		■
You must correct or remove an existing violation of certain covenants, conditions or restrictions		■
Loss of your title resulting from a prior violation of a covenant, condition or restriction		■
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)		■
Up to \$25,000 if you must remedy or remove an existing structure because it was built without a proper building permit (subject to a deductible)		■
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)		■
Up to \$5,000 if you must remove your existing structures if they encroach onto your neighbor's land (subject to a deductible)		■
You cannot use the land as a single-family residence because such use violates an existing zoning law or zoning regulation		■
You are forced to remove your existing structures because they encroach into an easement or over a setback line		■
Damage to existing structures due to an exercise of an existing right to use any easement affecting the land		■
Damage to 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		■
Attempted enforcement of discriminatory covenant		■
Supplemental taxes because of prior construction or change of ownership or use		■
Damages if the residence is not located at the address stated in the policy		■
Pays substitute rent and relocation expenses, if you cannot use your home because of a claim covered by the policy		■
Automatic increase in policy amount up to 150% of policy amount over five years		■
<b>POST POLICY COVERAGES</b>		
Forgery affecting the title		■
Unauthorized leases, contracts or options		■
Ownership claims		■
Easements or restrictions affecting your use of the land		■
Encroachment of neighbor's buildings onto your land		■