

# Notice of Availability of Owner's Title Insurance

(As required by Virginia Code Section 38.2-4616)

## Title Insurance for the Future

There are few things more important than protecting your home. Owner's Title Insurance has been offered for more than 150 years, because even the best title search and examination cannot protect your equity and home from matters not appearing in the public record. The standard policy covers you for defects and liens in the history of your title through the date and time your Deed is recorded in the public records. The ALTA Homeowner's Policy of Title Insurance provides coverage for many additional risks, including some which might occur after the deed is recorded.

Below is a coverage comparison that will help you decide which policy is best for protecting the ownership of your home.

### **BOTH POLICIES INCLUDE:**

	<b>Standard Policy</b>	<b>Enhanced Policy</b>
Mechanic's Lien Coverage	Yes	Yes
Third Party claims an interest in the title	Yes	Yes
Improperly executed documents	Yes	Yes
Pre-Policy forgery, fraud or duress	Yes	Yes
Non-recorded restrictive covenants	Yes	Yes
Defective recording of documents	Yes	Yes
Prior recorded liens not disclosed in the policy	Yes	Yes
Unmarketability of the title	Yes	Yes
Policy insures anyone who inherits the property from you	Yes	Yes

### **ADDITIONAL COVERAGES IN ENHANCED POLICY:**

Policy insures the Trustee of your estate-planning trust	No	Yes
Policy insures the beneficiaries of your trust upon your death	No	Yes
Automatic increase in coverage up to 150% (not based upon inflation)	No	Yes
Post Policy Forgery	No	Yes
Post Policy encroachment onto insured land	No	Yes
Legal right to ACTUAL vehicular and pedestrian access	No	Yes
Coverage for certain losses due to Building Permit violations (subject to a deductible and liability limits)	No	Yes
Coverage for certain losses due to zoning law violation (subject to a deductible and liability limits)	No	Yes
Coverage for certain losses due to existing violation of subdivision law (subject to a deductible and liability limits)	No	Yes
Post policy structural damage from third party easement for mineral extraction	No	Yes

### **Violation of restrictive covenants identified in the Policy:**

Resulting in loss from correction or removal	No	Yes
Resulting in loss of title	No	Yes
Resulting in loss of use where single family dwelling prohibited	No	Yes

### **Forced removal of existing structures that:**

Encroach onto an easement identified in the Policy	No	Yes
Violate a building restriction line identified in the Policy	No	Yes
Encroach onto neighbor's land (subject to a deductible and liability limits if boundary wall or fence)	No	Yes
Land cannot be used for single family dwelling under zoning ordinance	No	Yes

**For Comparison Purposes Only.** Both policies contain insuring provisions, conditions, stipulations, exclusions & exceptions as set out by the individual underwriter and the American Land Title Association.