



THE NEW OWNER'S POLICY

THE ALTA HOMEOWNER'S POLICY WILL BE ISSUED BY DEFAULT TO ALL OWNER-OCCUPIED RESIDENTIAL BUYERS

Security 1st Title is providing our residential customers additional coverage with this new policy. The ALTA Homeowner's Policy provides enhanced coverage, protecting their property rights from additional risks, including some that might occur after the policy is issued.

POST CLOSING COVERAGE:	HOMEOWNER'S*	OWNER'S	EXTENDED
Another party owns an interest in your title	✓		
Another party has rights affecting your title resulting from leases, contracts or options	✓		
Another party has an easement on the property	✓		
Your title is defective	✓		
Another party has the right to limit the use of your land	✓		
Your neighbor builds any structures, after the policy date, other than boundary walls or fences, which encroach onto your land	✓		
POLICY PROTECTION AGAINST THE RISKS OF:	HOMEOWNER'S*	OWNER'S	EXTENDED
Certain zoning issues that force you to remove or make modification to your existing structure. This covered risk is subject to: <ul style="list-style-type: none"> A customer deductible amount of either 1% of Policy Amount or \$5,000.00. (whichever is less) Title Company's Maximum Liability is \$25,000.00 	✓		
You are forced to remove your existing structure(s) because it (they) encroaches onto your neighbor's land. This covered risk is subject to: <ul style="list-style-type: none"> A customer deductible amount of either 1% of Policy Amount or \$5,000.00. (whichever is less) Title Company's Maximum Liability is \$25,000.00 	✓		
An existing violation of a subdivision law or regulation affecting the Land: <ul style="list-style-type: none"> You're unable to obtain a building permit You are forced to correct or remove the violation; or Someone else has a legal right to, and does refuse to perform a contract to purchase the Land, lease it or make a Mortgage on it This covered risk is subject to: <ul style="list-style-type: none"> A customer deductible amount of either 1% of Policy Amount or \$2,500.00. (whichever is less) Title Company's Maximum Liability is \$10,000.00 	✓		

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(CONTINUED)

POLICY PROTECTION AGAINST THE RISKS OF:	HOMEOWNER'S*	OWNER'S	EXTENDED
Unrecorded liens	✓		✓
Survey and Boundary questions	✓		✓
Claims of parties in possession not disclosed by the public records	✓		✓
Easements or claims to easements not disclosed by public records	✓		✓
Record defects, liens, encumbrances, adverse claims or other matters not known or disclosed to the new owner that attach before date of policy	✓	✓	✓
Forgery or Fraud in connection with the execution of documents	✓	✓	✓
Undue influence on Grantor or mental incompetence of Grantor	✓	✓	✓
Undisclosed or missing heirs	✓	✓	✓
Wills not properly probated, mistaken interpretation of Wills and Trusts	✓	✓	✓
Conveyance by minor(s), Conveyance by Corporation or Partnership without proper legal authority	✓	✓	✓
Incorrect legal descriptions, non-delivery of deeds	✓	✓	✓
Delivery of Deed after Death of Grantor	✓	✓	✓
Clerical errors in recorded legal documents	✓	✓	✓
Unmarketability of title as insured or lack of legal access	✓	✓	✓

Coverages stated above are merely a sampling. Please refer to the policy jacket for actual coverages related to your transaction. Both policies identified above may contain certain exceptions, stipulations and conditions as set out by Security 1st Title Company. If you have any questions regarding your legal rights under the various policies, we suggest you contact your attorney.

The information contained herein is for general information only and is subject to change without notice. It should not be relied upon for tax, legal or accounting advice. You should consult your own tax, legal and accounting advisors before engaging in any transaction.

*First American Title Company's Eagle Policy is the same coverage as shown in the Homeowner's policy.