

# COMPARISON OF TITLE POLICIES

## Standard CLTA Policy

## Residential ALTA Policy

## Complete Homeowner's Policy

1. Someone else owns a recorded interest in your title.
2. A document upon which your title is based is not properly signed, sealed, acknowledged, recorded or delivered.
3. Your title is affected by forgery, fraud, duress, incompetency, incapacity or impersonation.
4. You have no legal right of access to and from your land.
5. Restrictive covenants limit your use of the land.
6. There is a lien on your title, which includes: a mortgage or deed of trust, judgement, tax or special assessment or a charge by a home owner's or condominium association.
7. Your title is unmarketable, which allows someone to refuse to purchase, lease or make a mortgage loan on the land.
8. Other defects, liens or encumbrances.
9. Mechanics liens for labor or material furnished before the policy date.
10. Someone else has rights affecting your title arising out of leases, contract or options.
11. Someone has an unrecorded easement on your land.
12. Cannot use the property as a single family residence (1-4 units) because the use violates an existing zoning law.
13. Forced removal of existing structures (other than boundary walls or fences) because they: extend onto other land or an easement, violate a restriction shown in Schedule B, violate an existing zoning law.
14. Forced removal of existing boundary walls or fences because they: extend onto other land, an easement of building setback line, violate a restriction shown in Schedule B, or violate an existing zoning law or zoning regulation.
15. No actual vehicular and / or pedestrian access to the land.
16. You are forced to correct or remove an existing violation of any covenant, condition or restriction affecting the land, even if the CC&R is excepted in Schedule B.
17. Your title is lost or taken because of a violation of any covenant, condition of restriction affecting the land, which occurred before you acquired title, even if the CC&R is excepted in Schedule B.
18. Because of an existing violation of a subdivision law: you are unable to obtain a building permit, you are forced to correct or remove the violation, or someone refuses, based on a legal right, to purchase or make a mortgage loan on the land.
19. You are forced to correct or remove your existing structures (other than boundary walls or fences) because they were built without a building permit.
20. Your existing structures are damaged through the exercise of a right to use an easement affecting the land, even if the easement is excepted in Schedule B.
21. Forgery impersonation or other defect affecting your title which occurs after the policy date.
22. Prescriptive easement or adverse possession against your title occurring after the policy date.
23. Your existing improvements (or a replacement or modification of them after the policy date) are damaged because of the future exercise of a right to use the land for extraction or development of water, minerals or other substance, even if those rights are excepted in Schedule B and the damage occurs after the policy date.
24. Your neighbor builds a structure (other than boundary walls or fences) on your property after the policy date.
25. The residence with the address shown in Schedule A is not located on the land at the policy date.
26. The failure of the map, if any, attached to the policy to show the correct location of the land according to the public records.
27. Title can be transferred to a Living Trust after the policy date; extends to heirs and trust beneficiaries.
28. Automatic increase in coverage up to 150% ( at 10% annually for 5 years)