

Title Vesting

Common Ways to Hold Title to Real Property

	JOINT TENANCY	TENANCY IN COMMON	COMMUNITY PROPERTY	PARTNERSHIP
PARTIES	Any number of persons	Any number of persons	Married persons and domestic partners	Related or unrelated parties
DIVISION	Ownership interests must be equal	Ownership can be divided into any number of interests, equal or unequal	Husband and wife's or domestic partner's interest must be equal	Ownership interest is in relation to interest in the partnership
TITLE	There is only one title to the whole property	Each co-owner has a separate title to his or her undivided interest	There is only one title to the whole property	Each co-owner's interest is owned in partnership for partnership purposes
PURCHASER	Purchaser will become a tenant in common with the other owners of the property	Purchaser will become a tenant in common with the other owners of the property	Purchaser cannot acquire one owner's interest and hold as community property	Purchaser can only acquire the whole title unless he or she becomes a partner
CONVEYANCE	All owners must agree on use and disposition of property	Individual co-owners do not need the consent of the other to use or dispose	Husband and wife or domestic partners must agree to use and disposition of property	Partnership sets parameters for use and disposition of the property
DEATH	Property passes to survivors without going through probate	Individual's interest passes to designated heirs through probate	On spouse's/domestic partner's death, surviving spouse/domestic partner	Partnership interest passes to designated heirs who would become partners
SUCCESSOR'S STATUS	Last survivor owns property	Devisees or heirs become tenants in common	Surviving spouse or domestic partner owns property	Devisees or heirs have no rights in specific partnership property