

TX Enhanced Owner's Coverage (Residential)



When you received your Commitment for Title Insurance, you also received a form asking if you would like to purchase additional coverages that enhance the standard coverage of your Residential Owner's Policy. The enhanced coverages for Texas are explained below.

RESTRICTIONS, ENCROACHMENTS, MINERALS ENDORSEMENT (T-19.1)

If you purchase this enhanced coverage, the T-19.1 endorsement will be attached to and become part of your Residential Owner's Policy. Amongst other covered matters, and unless otherwise deleted, the T-19.1 endorsement provides additional coverage for the following:

- **Restrictions:** Unknown violations of enforceable restrictive covenants existing as of the date of your Residential Owner's Policy.
- **Encroachments:** Encroachments of your improvements onto neighboring land or your neighbor's improvements encroaching onto your land which are not shown on your survey.
- **Minerals:** Certain damages to the surface of your land resulting from the extraction or development of minerals.

AMENDMENT OF EXCEPTION TO AREA & BOUNDARIES

Your standard Residential Owner's Policy will contain the following exception to coverage: "Any discrepancies, conflicts, or shortages in area or boundary lines, or any encroachments or protrusions, or any overlapping of improvements."

If you purchase this enhanced coverage, the paragraph above will be amended to read: "Shortages in area." You will be insured for loss, costs, and attorney's fees and expenses resulting from discrepancies, conflicts in boundary lines, encroachment, protrusions, or overlapping of improvements not shown on your survey and unknown at the time of closing.

HOW MUCH DOES IT COST?

The Restrictions, Encroachments, and Minerals Endorsement (T-19.1)

- 10% of your basic title insurance premium if purchased alone, but not less than \$50.

The Amendment of Exception to Area & Boundaries

- 5% of your basic title insurance premium, but not less than \$50.

If BOTH coverages are purchased, then the Restrictions, Encroachments, and Minerals Endorsement cost is reduced to only 5% of your basic title insurance premium. That means you receive both coverages for the price of one. And the charges for enhanced coverages are one-time-only fees collected at closing.



A satisfactory survey of the property is necessary to obtain the enhanced coverages discussed above. After receipt of the survey, WFG National Title may make specific exceptions in your Residential Owner's Policy to matters shown on the survey or delete particular provisions of the T-19.1 endorsement. It is essential to understand that you will not have coverages for issues reflected on your current survey or matters known at the time of closing.