



## Top 10 Reasons for Owner's Title Insurance

- 1) A deed or mortgage in the chain of title may be a forgery.
- 2) A deed or mortgage may have been signed by an under-aged, insane or incompetent person.
- 3) A deed or mortgage may have been made under a power of attorney agreement after its termination or effectiveness, and may therefore be void.
- 4) The testator of a will might have a child born after the execution of the will, a fact that would entitle the child to claim his/her share of the property.
- 5) A deed or mortgage may have been secured by fraud or duress.
- 6) Title transferred by an heir may be subject to a federal estate tax lien, and an heir or other person presumed dead may appear and recover the property or the interest therein.
- 7) Title Insurance covers attorney's fees and court costs (based on provisions of policy).
- 8) A deed or mortgage may be voidable because it was signed while the grantor was in bankruptcy.
- 9) There may be a defect in the recording of a document upon which your title is dependent.
- 10) Only title insurance protects against claims made by current or divorced spouses that may arise during divorces or confusion of marital status.

