

WHAT EVERY HOME BUYER AND SELLER SHOULD KNOW ABOUT TITLE INSURANCE

Most home sellers and buyers have been informed that obtaining title insurance will provide them necessary protection over possible title defects; but many remain uncertain about why this is so — or even about what title insurance is. At Runkel Abstract and Title Co., we believe we have everything to gain by throwing some light on the subject. The more you know about title insurance and its pricing, the more confident you'll be about coming to us for a policy.

A Seller's Concern: How Much Does Title Insurance Cost?

A title insurance policy from us is much more cost-effective than the other kinds of insurance you have had to purchase. For a single, one-time-only fee, we provide a title policy that remains effective until the property is sold to a new owner — even if that doesn't occur for decades. Our underwriter's price structures are among the lowest — giving you the most respected names in title insurance at highly competitive rates.

Why the Seller Needs to Provide Title Insurance

Any prospective buyer will need evidence that his investment in your property is free of title defects. In fact, your contract of sale probably requires it. The title insurance policy that you provide the buyer is a guarantee that you are selling a clear title to your real estate, unencumbered by any legal attachments that might limit or jeopardize ownership. The Chippewa County Title and Abstract Co. name carries special authority: it reassures your buyer that the title has passed the most careful scrutiny. In addition, it can help your deal close more quickly and easily.

Why the Buyer Needs Title Insurance

Without a title insurance policy, you may not be fully protected against errors in public records, hidden defects not disclosed by the public records, or mistakes in examination of the title of your new property. As a result, you may be held fully accountable for any prior liens, judgments or claims brought against your new property. However, your policy insures that if such an occasion arises, you will be defended free of charge against all covered claims and paid up to the amount of the policy to settle valid claims. With a title insurance policy from us, backed

by the vast resources and financial strength of our underwriters, you need never worry that your new property's history will tarnish your bright future.