



EXPANDED COVERAGE POLICY DISCLOSURE

Property Address: _____

Title Commitment #: _____

To the Buyer(s):

Please be advised that the title insurance commitment issued to you by our office in connection with your purchase of the land located at _____ will provide:

- STANDARD title insurance coverage in the form of an ALTA Owner’s Policy (2006) (a copy of this form is available upon request)
- EXPANDED title insurance coverage in the form of a ALTA Homeowner’s Policy (10/17/98) (a copy of this form is available upon request)

A brief comparison of the two forms of coverage is attached to this Disclosure.

EXPANDED coverage costs 20% more than STANDARD coverage, or a total premium of \$_____.

You are urged to independently review both forms of policy coverage to decide which is right for you. If you have not already done so, you may want to consult with an attorney of your choice to help you make this decision.

After reviewing these title insurance options, please indicate which form of title insurance coverage you choose below and sign this form.

I/We choose the STANDARD (ALTA Owner’s Policy – 2006) form of title insurance.

I/We choose the EXPANDED (ALTA Homeowner’s Policy – 10/17/98) form of title insurance.

(Buyer) (DATE)

(Buyer) (DATE)



**BRIEF COMPARISON OF
ALTA Owners Policy (2006) AND ALTA Homeowner's Policy (10/17/98)**

	ALTA Owner's Policy (2006)	ALTA Homeowner's Policy (10/17/98)
Liability Amount	Equal to Purchase Price	Additional 10% per year for the first 5 years for a maximum of 150% of the face amount of your policy.
Access	Insures legal right of access to your land	Insures pedestrian and vehicular access to your land.
Forgery	Limited to documents signed prior to your purchase	Coverage for loss by reason of a future forgery of a document where someone else claims to own your land or have a lien on it.
Future Encroachment	Possible survey coverage through policy endorsement	Coverage for loss when a neighboring property owner attempts to build on a portion of your land, at a future date, without your consent (does not include boundary walls or fences).
Building Permits	N/A	Coverage up to \$25,000 (after deductible) for loss when you are forced to remove your residence (as it existed when you purchased it) because it, or any portion of it, was built without a building permit.
Subdivision	N/A	Coverage up to \$10,000 (after deductible) for loss if you are unable to obtain a building permit for an addition or remodeling, or if a buyer refuses to purchase your land, because a municipal subdivision law was previously violated.
Encroachments	Possible survey coverage through policy endorsement	Coverage for loss if you are forced to remove existing structures (house, garage, shed, etc.) because they encroach onto your neighbor's land or they encroach into an easement or violate a setback line.
Zoning	N/A	Coverage for loss if you must remove or alter the residence, or other structures on your land, because they violate municipal zoning laws or regulations.

This Brief Comparison does not address all of the coverage differences between the two forms of Owners Title Insurance Policies available to you. For more information or a more comprehensive review, please contact your attorney or your title insurance agent or office.