IS TITLE INSURANCE WORTH THE EXTRA COST?

*CONSIDER THE FOLLOWING:*

AN ABSTRACT OF TITLE..........................

**DOES NOT** cover a forgery in the chain of

title

**DOES NOT** cover a missing heir in the

chain of title

**DOES NOT** cover any attack on title,

irrespective as to its merits

or lack of merits

**DOES NOT** cover an error in the public

records

**DOES NOT** provide coverage for as long

as one owns the property

**DOES NOT** provide for survey coverage

**DOES NOT** provide affirmative coverage

for covenants and restrictions

**DOES NOT** assure valid execution of

closing documents

**DOES NOT** provide full coverage against

Real Estate Taxes in the full

chain of title

**DOES NOT** provide for the cost of a

defense of an attack on title   
irrespective as to the amount of coverage provided

A TITLE POLICY..........

**DOES** cover a forgery in the chain of title

**DOES** cover a missing heir in the chain of title

**DOES** cover any attack on title, irrespective as to its merits, or lack of merits

**DOES** cover an error in the public records

**DOES** provide coverage for as long as one owns the property (owners policy only)

**DOES** provide for survey coverage in most instances (lender's policy only)

**DOES** provide affirmative coverage for covenants and restrictions (lender's policy and under certain conditions, owners policy)

**DOES** provide valid execution of closing documents.

**DOES** provide full coverage against Real Estate Taxes in full chain of title

**DOES** provide for the cost of a defense of an attack on title irrespective as to the amount of coverage provided