

TITLE INSURANCE INFORMATION

Coverage Item: Comparison of Coverages	Standard Policy	Enhanced Policy
Improperly executed document	X	X
Pre-policy forgery, fraud, or duress	X	X
Defective recording of documents	X	X
Non-Recorded restrictive covenants	X	X
Liens not disclosed in policy	X	X
Unmarketability of title	X	X
A third party claims interest in the title	X	X
Coverage extended to Living Trust	X	X
Automatic Inflation Protection increases by 10% for the first five years to a maximum of 150%		X
Post Policy Forgery Protection		X
Mechanic's lien coverage for work done prior to policy date unless owner agreed to the work.		X
Building permit violations Coverage is up to \$25,000.00 if the owner is forced to remove an existing structure other than a boundary wall or fence.		X
Subdivision coverage in the event that the land is a portion of an improperly created subdivision. Coverage is up to \$10,000.00		X
Restrictive covenants violations existing as of date of policy		X
Enhanced Encroachment Coverage		X
Enhanced Access Coverage		X