

TITLE INSURANCE, EXPLAINED




What you can't see can hurt you.

A house is the largest purchase most people make. Title insurance is the policy that defends that purchase against claims you'd never know to look for. *Bought once, kept forever.*





THE BASICS

Three steps from *search to coverage.*

 <p>1. Title search</p> <p>We review public records to surface anything that affects ownership: prior liens, easements, judgments, and chain-of-title gaps.</p>	 <p>2. Title clearance</p> <p>The work that gets a deal to closing. We resolve what the search uncovered: paying off old mortgages, recording lien releases, and fixing chain-of-title gaps.</p>	 <p>3. Title insurance</p> <p>Backstops the work. If a claim surfaces after closing — even years later — your insurer pays defense costs and covered losses up to policy limits.</p>
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TWO POLICIES, DIFFERENT JOBS







Owner's vs *lender's policy.*

 <p>Owner's policy PROTECTS THE BUYER</p> <ul style="list-style-type: none"> ✓ One-time premium at closing. Coverage lasts as long as you or your heirs own the property. ✓ Defends your title if a claim is made against your ownership. ✓ Pays legal costs plus financial loss up to policy limits. ✓ Optional in most states. Strongly recommended in all of them. 	 <p>Lender's policy PROTECTS THE BANK</p> <ul style="list-style-type: none"> ✓ Required by every lender when financing a home purchase. ✓ Coverage decreases as you pay down the mortgage. ✓ Ends when the loan is paid off or refinanced. ⚠ Does not protect you. The lender holds the policy on its own interest, not yours.
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WHAT WE ACTUALLY FIND

Real claims. *Real protection.*

A small sample of what title insurance defends against.

 <p>Hidden liens Unpaid taxes, contractor liens, or HOA dues from a prior owner that surface after closing.</p>	 <p>Forged or fraudulent deeds Someone in the chain of title transferred ownership they did not legally have.</p>	 <p>Missing heirs A previously unknown heir surfaces and claims an interest in the property.</p>
 <p>Boundary or survey errors Encroachments, easements, or recorded errors that limit how you use the land.</p>	 <p>Errors in public records Mistakes by clerks or recorders that create gaps in the chain of title.</p>	 <p>Legal defense Even if a claim is meritless, your insurer pays to defend your title in court.</p>

~0.5% OF PURCHASE PRICE **Paid once. Coverage forever.**
Owner's title insurance is a one-time premium paid at closing. The policy stays in force for as long as you or your heirs hold title to the property. Rates vary by state and are filed publicly – we'll quote you the exact number when your file opens.

Ready to open a closing?
Talk to a Clever Closings team member or open an order in two minutes.

cleverclosings.com [877-930-8278](tel:877-930-8278)