



# Fidelity National Title

# ALTA Homeowner's Policy

## Fidelity National Title Insurance Company

is pleased to offer the most comprehensive coverage policy that benefits all three parties in a real estate transaction: buyer, seller and real estate agent. The ALTA Homeowner's Policy offer the most comprehensive title insurance coverage available.

### We Deliver Peace of Mind

Fidelity National title is a principal subsidiary of Fidelity National Financial, the nation's leading title insurer with assets of more than \$3.7 billion. This financial strength gives you the security and protection you deserve.

### The Most Complete Title Coverage Available

#### ***Basis Coverages Include:***

- Another party's ownership interest in your title
- Another party claiming to have rights affecting your title arising out of forgery or impersonation
- Another party having an easement on your land
- Another party having to limit your use of the land
- A defective title

### Coverage Before & After Policy Date

Traditionally, title insurance has only covered matters that occurred before the policy date. For the first time ever, the ALTA Homeowner's Policy protects insureds from certain covered risks arising before and after the policy date.

### Preferred by Real Estate Professionals

#### ***Fidelity national Title's ALTA Homeowner's Policy also extends benefits to the real estate agent:***

- Gives clients confidence and peace of mind by providing the maximum protection available
- Decreases agent's exposure in a transaction regarding certain title matters
- Increases the resale potential of the home by insuring additional title risks

### Additional Coverages Include:

#### **Subdivision Law Violation Coverage**

Coverage is prohibited where subdivision laws have been violated prior to the homeowner's purchase and, as a result, the homeowner is unable to obtain a building permit, is forced to correct or remove the violation, or is unable to complete a sale or loan transaction. (The amount of insurance for this covered risk is subject to deductible amount and a maximum dollar limit of liability.)

#### **Building Permit Violation Coverage**

The Fidelity National title ALTA Homeowner's Policy provides coverage in the event that the insured is forced to remove or remedy existing structures (other than boundary walls and fences) because any portion was built without obtaining a building permit from the proper government office. (The amount of insurance for this covered risk is subject to deductible amount and a maximum dollar limit of liability.)

#### **Zoning Coverage**

The Fidelity National Title ALTA Homeowner's Policy provides coverage in the event that the insured is forced to remove or remedy existing structures because they violate an existing zoning law or regulation. (The amount of insurance for this covered risk is subject to a deductible amount and a maximum dollar limit of liability.) In addition, the policy provides coverage in the event that the insured cannot use the land as a single-family residence because it violates an existing zoning law or regulation.

#### **Covenants, Conditions & Restrictions Coverage**

The Fidelity national Title ALTA Homeowner's Policy insures against the loss of title to the land due to a violation of a covenant, condition or restriction occurring prior to the acquisition of title. (Even if the CC&Rs are expected in Schedule B of the policy.)

#### **Encroachment Coverage**

The Fidelity National Title ALTA Homeowner's Policy provides coverage in the event that the insured is forced to remove existing structures because they encroach on a neighbor's land. If such structures are boundary walls or fences, this coverage is subject to a deductible amount and a maximum dollar limit of liability. In addition, the policy provides coverage in the event the neighbor builds any structures after the policy date that encroach onto the land (other than boundary walls and fences).

#### **Enhanced Access Coverage**

With the Fidelity national Title ALTA Homeowner's Policy, the insured is provided coverage if access to and from the land is not available for both pedestrians and vehicles.

#### **Water & Mineral Rights Coverage**

The Fidelity national Title ALTA Homeowner's Policy provides coverage for damage to existing improvements (or replacements or modifications made to them after the policy date) because of the future exercise of a right to use the surface of the land for the extraction or development of minerals, water or other substances, even if those rights are expected or reserved from the description of the land or in Schedule B.

#### **Supplemental Assessments Coverage**

The Fidelity National Title ALTA Homeowner's Policy provides coverage with respect to supplemental real estate taxes not previously assessed against the land for any period prior to the policy date because of the change of ownership, new construction or use that occurred before the policy date.

#### **Map & Address Coverage**

Coverage is provided to the insured when the map, if attached, does not show the correct location of the land, according to public record, and that a residence with the address shown in Schedule A is located on the land.

#### **Continuous Coverage & Additional Insureds**

The coverage of the Fidelity National Title ALTA Homeowner's Policy remains in force forever and covers the insured as well as his or her heirs, the trustee of the trust created by the insured, the beneficiaries of the trust upon the death of the insured and the spouse of the insured who receives the land because of the dissolution of marriage.

#### **Inflation Coverage**

The amount of insurance of the Fidelity National Title ALTA Homeowner's Policy automatically increases at the rate of 10 percent per year (in each of the five years following the policy date) with a maximum of 150 percent of the original amount of insurance without payment of an additional premium. This protects new home by raising the limit of insurance protection.