## 10 Reasons for Title Insurance

## Have you ever wondered why you need title insurance?

Your home may be new to you, but every property has a history. A title search of the subject property can help uncover any title defects tied to it. And, subject to the terms of the policy, your title insurance provides protection for you from title problems that may become known after you close your transaction.

## Some of these common title issues are:

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## **ERRORS IN PUBLIC RECORDS**

Clerical or filing errors could affect the deed or survey and cause undue financial strain.

2 UNKNOWN LIENS
Prior owners may no

Prior owners may not have been meticulous bookkeepers – or bill payers. Banks or other financial companies can place liens on property for unpaid debts.

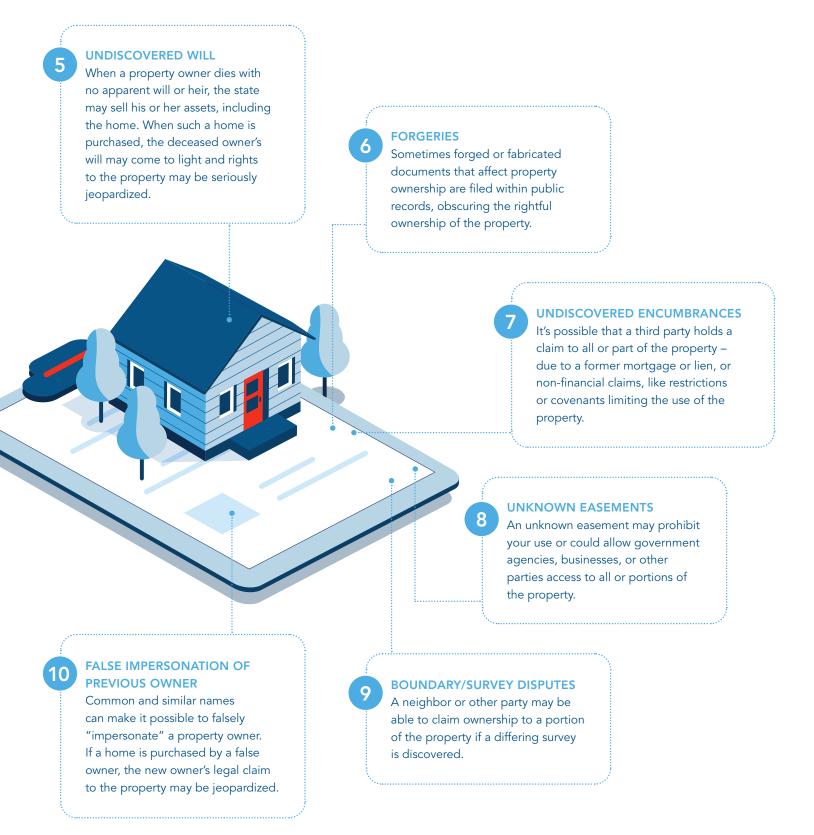
ILLEGAL DEEDS

It's possible that a prior deed was made by a minor, a person of unsound mind, an individual who is reported single but, in actuality, married. These instances may affect the enforceability of prior deeds, affecting prior (and possible present) ownership.

MISSING HEIRS

When a person dies, the ownership of their home may fall to their heirs, or those named within their will. However, those heirs are sometimes missing or unknown at the time of death. Other times, family members may contest the will for their own property rights.





Need more reasons?

Reach out to your local First American Title Representative for more information.