

Comparing coverage of ALTA's standard Owner's policy and enhanced Homeowner's policy

Stewart Title offers our residential customers two levels of coverage for your protection. The standard policy covers you for defects and liens in the history of your title through the date and time your deed is recorded in public records. The ALTA Homeowner's policy provides enhanced coverage, protecting you from additional risks, including some that might occur after the deed is recorded.

Head-to-head coverage comparison

Coverages included without endorsement

(Assumes compliance with Stewart Title Guaranty Company's underwriting requirements for issuance of the applicable policy.)

	Owner's Policy 2006	Homeowner's Policy (01-01-08)
Covered Risks		
Third party claims an interest in the title	√	√
Prior forgery, fraud or duress affecting the title	√	√
Liens or encumbrances on the title (e.g., prior mortgage or deed of trust, state or federal tax lien, condominium or homeowners' association lien)	√	√
Improperly executed documents	√	√
Defective recording of documents	√	√
Unmarketability of the title	√	√
Lack of a right of legal access to and from the land	√	√
Restrictive covenants limiting your use of the land	√	√
Gap Coverage (extending coverage from the closing to the recording of the deed)	√	√
Duration		
Coverage continues as long as you own the property	√	√
Policy insures anyone who inherits the property from you	√	√
Policy insures the trustee of an estate-planning trust	√	√
Policy insures the beneficiaries of a trust upon your death	√	√
Extended Coverage		
Parties in possession of the property that are not disclosed by the public records (e.g., tenants, adverse possessors)	*	√
Unrecorded easements (e.g., prescriptive easements) affecting the property	*	√
Encroachments and boundary lines disputes that would be disclosed by a survey	*	√
Mechanic's liens (a lien against the property due to non-payment of work)	*	√
Taxes or special assessments that are not shown as liens by the public records	*	√
Additional Coverages		
Actual vehicular and pedestrian access, based upon a legal right		√
You must correct or remove an existing violation of certain covenants, conditions or restrictions		√

*Not automatically included in the basic policy, but may be available by extended coverage.

stewart title

(800) STEWART stewart.com