



Your Castle: Built Upon A Solid Foundation

In 2006, Castle Title first opened its doors at a time that would later prove to be the beginning of one of the most volatile periods in the history of American real estate.

Despite the many adversities and challenges that the company has faced since its opening, we viewed each of them as an opportunity to grow. And, grow we have. Castle Title has managed to not only survive in this unstable real estate market, we have grown each and every year that we have been in business. Our continued success is built upon one simple motto which serves as the foundation for our business: Treat every closing like it was for our own home.

Responsive service that is tailored to your individual needs is not just what you expect, it's what we deliver. Castle Title is owned and operated by attorneys with a staff of professionals who all have extensive experience in the land title industry. Working with the best people is not only what you demand, it's what we require.

Our staff of highly skilled and trained problem solvers routinely identify and resolve the most complicated title defects long before these problems are able to delay your closing. From commercial transactions to residential ones, from purchases to refinances, from foreclosures to short sales, and from complex estate trust and trust transactions to probate matters, Castle Title handles every transaction with the utmost care.



What Is Castle Title's Role In Your Transaction?

With a purchase, our primary responsibility is to coordinate the interests of all parties to a real estate transaction including the buyers, sellers, mortgage lender, and the real estate agents, and to make sure each and every requirement for settlement is completely satisfied. Shortly after the sales contract is fully ratified, it is sent to us to review the title to the property, which is housed in the land records department of your local courthouse. The land records provide a detailed history of the property and its ownership. In addition, they identify any liens, defects, or encumbrances on title. It is our responsibility to thoroughly examine and review the title so that we can clear any defects that would otherwise prevent you from receiving free, clear and marketable title to your new home.

With a refinance, our main concern is ensuring that your current mortgage is paid in full so that your new lender is guaranteed to hold the most senior lien on your property. Our detailed search of the land records reveals any liens, defects, or encumbrances on title, which we are then responsible to clear well in advance of closing.

At closing, all documents will be explained to you in thorough detail by our highly experienced settlement officer prior to signing. After closing, we disburse all the monies collected at settlement and make sure that all documents such as the deed and deed of trust (mortgage), are properly recorded in the land records department of your local courthouse. We also ensure that releases for any mortgages being paid off on your property are properly recorded.



What Is Title Insurance?

Title insurance protects you and your mortgage lender against losses arising out of defective titles, encumbrances, judgments, and liens. A title insurance policy protects up to the face amount of the policy, which is typically the purchase price for real estate buyers and the loan amount for mortgage lenders. In the event that the status of the title to a parcel of real property is not "as represented" and if the insured suffers a loss as a result of a title defect, title insurance reimburses the insured, including any legal expenses.

Title insurance differs significantly from other insurance products. While the function of most other forms of insurance is risk assumption through the pooling of risks for losses arising out of unforeseen future events (such as accidents or death), the primary purpose of title insurance is to eliminate risks and prevent losses caused by defects in title arising out of events that have happened in the past. To achieve this goal, Castle Title performs an extensive search of the public land records to determine whether there are any adverse claims to the subject property. Those claims are either eliminated prior to settlement or their existence is excepted from coverage.



Who Is Insured And For How Long?

There are two kinds of title insurance. Owner's title insurance protects you for as long as you or your heirs have an interest in the property and lender's title insurance protects your lender until the loan they issued is paid in full. Once you pay your owner's title insurance premium at closing, you will not have to pay for it again. And, once you purchase a lender's policy, you will also never have to pay for it again unless you refinance your home. In that case, your new lender will likely require you to purchase a new policy to protect them. In the event that you ever have to buy a new lender's policy as a result of refinancing your mortgage and you give your owner's policy to your title company, they should be able to offer you a new lender's policy at a discounted rate.

Why Should I Purchase Title Insurance?

Many real estate buyers think that purchasing title insurance is simply a safeguard against any error made by your title company during the purchase of your new home. In reality, that is just a tiny part of what title insurance protects against. The real benefit of title insurance is that it protects you against those things for which you are responsible as a property owner, but are unknown and unable to be discovered by your title company.

Errant deeds, fraud, forgery, missing heirs, unclear boundary lines, and conflicting wills are just some of the many reasons that you could lose your property after you purchase it. Title insurance, however, provides you with the peace of mind to know that you are protected in the event that you ever suffer a loss as a result of these or any other title defects. It just makes sense to protect yourself when the cost of title insurance is only a small fraction of the purchase price of your new home.

Two Different Types of Title Insurance Policies

Castle Title offers two types of Insurance Policies for your protection: A Basic Policy and an Enhanced Policy.

Policies Include:

Title defect not disclosed in the policy
Pre-policy forgery, fraud or duress
Improperly executed documents
Deeds by minors
Unmarketability of title
Liens for unpaid estate or inheritance taxes
Deeds by persons supposedly single, but in fact married
Automatic Inflation Protection: 150% of the original policy amount and increases by 10% per year for the first five years.

Enhanced Access Coverage: Access coverage has been expanded to insure pedestrian or vehicular traffic.

Restrictive Covenant Violations: Enforcement of covenants violation; removal due to violation; lack of use due to violation; forfeiture of title due to violation; all of which occurred before you became the owner.

Encroachment Coverage: Structure built - other than a boundary wall or fence - onto the insured property without permission (post policy) or your existing structure extends on to adjoining land or on to any easement.

Post Policy Forgery Protection: Coverage for forgeries affecting title after the date of the policy of an instrument recorded in the public records by which someone else claims to own an interest in your property.

Conveyance to Living Trust Coverage: Conveyance to your revocable trust will not invalidate your title policy coverage.

Zoning Violation: Building violates existing zoning law.

Mechanics Lien Coverage: Liens on your title for labor and material furnished before the date of policy, unless the Insured agreed to pay.

Cost Comparison (Example based on \$40,000).

Basic Enhanced

Yes	Yes
No	Yes
\$140	\$168



Every Castle Is Built Upon A Solid Foundation



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