

Important Reasons Why YOU Should Have Owner's Title Insurance

OWNER'S TITLE INSURANCE will protect you against these hidden risks which would not be disclosed by even the most meticulous search of public records.

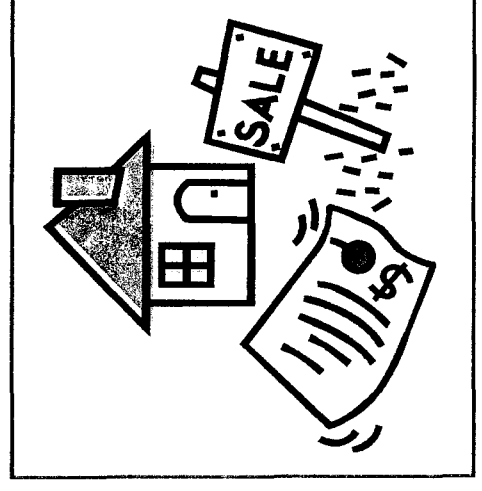
- Forgery
- Fraud in connection with the execution of documents.
- Undue influence on a grantor or executor.
- False personation by those purporting to be owners of the property.
- Undisclosed or missing heirs.
- Wills not properly probated.
- Mistaken interpretation of wills and Trusts.
- Incorrect legal descriptions.
- Unsatisfied claims not shown on the record.
- Deeds executed under expired or false power of attorneys.
- Clerical errors in recording legal documents.
- Delivery of deeds after the death of a grantor.
- Non-delivery of Deeds.
- Inadequate surveys
- Mental incompetence of grantors.

DC Title Agency

301 S. 70th St., Suite 150

Lincoln, NE 68510

Why you Need Title Insurance?



DC TITLE AGENCY
301 S. 70th Street, Suite 150
Lincoln, NE 68510

Phone: 402-434-5072

Fax: 402-434-5071

WHY YOU NEED TITLE INSURANCE

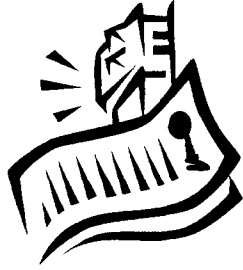
Mortgagee Title Insurance protects the lender's loan exposure, and Owner's Title Insurance protects the Owner's equity by:

- Providing a corporate guarantee against insured defects.
- Paying all legal expenses to eliminate any title defects
- Paying any loss from hidden defects in title and defects not of record
- Paying any claim arising from errors in title examination and recording

The owner has the protection forever, even on the warranties of the Deed of Sale.



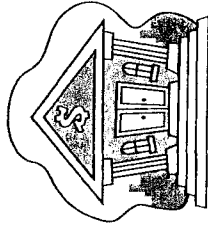
Couldn't the title be searched and a report be given?



YES. But Title insurance goes further than this report. If a defect in your title-any defect not shown as an exception in your policy-should turn up later, your title insurance provides a corporate guarantee against loss within the limits of the policy.

But I thought the bank or lending institution always had the title insured?

It usually does. But its policy only insures its own interest in your property. You could lose your equity if you do not have OWNER'S TITLE INSURANCE.



is Owner's Title Insurance as important to me as fire or property damage protection?

YES. Loss from title deficiencies can be as great as, or greater than, fire or other damage. Title Insurance protects your equity in the property against title defects.

If Owner's Title Insurance is so important, isn't it expensive?

No. OWNERS TITLE INSURANCE is one of the least expensive forms of insurance.

And do I pay only one Premium?

YES. And this one modest premium insures your home for as long as you or your heirs have an interest in it.

just what is a title defect?

It is any one of a number of things that could jeopardize your interest. It could be an unsatisfied mortgage, lien, judgment or other recorded claim against the property. It could arise through easements, use restrictions or other existing covenants. Or it could be a hidden risk. See list of possible hidden risks.

You mean an OWNER'S TITLE INSURANCE POLICY insures against these title defects occurring?

No. But OWNER'S TITLE INSURANCE POLICY does eliminate the risk of loss to you through claims against the title as described in your policy. The insuring company assumes all legal expenses involved in adjudicating claims and protects you from claims attacking your title, within policy limits, even though they may occur through errors made in public records.

If I didn't have OWNER'S TITLE INSURANCE, how serious would a claim against my home be to me personally?

It could be very serious. It would mean you would have to withstand all expenses involved with the defense of your rights, and could even result in complete loss of your equity if your defense proved unsuccessful.

What should I look for in selecting a company to insure title?

Sound reputation for paying claims, experience in all phases of title insurance, efficient and dependable service to policy holders. DC TITLE AGENCY has this and more.