UNDERSTANDING THE TITLE PROCESS

A Simple Guide for New Home Buyers

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Buying a home is exciting, and understanding the title process can help you feel confident every step of the way. This brochure breaks it down into clear, easy-to-follow stages.

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1. What Is a Title?

A *title* is your legal right to own and use your property. Before you buy a home, professionals verify that the title is clear—meaning no one else has legal claims to the property.

2. The Title Search

A title search is conducted by a title company or attorney to review public records. They look for: - Outstanding mortgages - Liens or judgments - Unpaid taxes - Easements or restrictions - Ownership history (chain of title)

This process ensures the seller has the legal right to transfer ownership to you.

3. Title Examination

After the search, the examiner reviews all findings and identifies any issues that must be resolved before closing. These may include: - Incorrect or missing signatures - Unreleased liens - Boundary or access disputes

Your real estate team works to resolve issues so you can receive a clear title.

4. Title Insurance

Title insurance protects you from future claims or problems with the title. There are two types: - **Lender's Policy:** Required by most lenders, protects the lender's interest. - **Owner's Policy:** Optional but highly recommended, protects *your* ownership.

This is a one-time cost paid at closing and provides long-term peace of mind.

5. Clearing Title Issues

If the search uncovers issues, the title company helps resolve them. This may involve: - Paying off old liens - Correcting clerical errors - Confirming property boundaries

No closing can occur until all necessary issues are cleared.

6. Closing the Transaction

Once the title is clear: - Final documents are prepared - Funds are exchanged - Ownership is officially transferred to you

You'll receive your title documents, deed, and proof of insurance.

7. After Closing

Your deed is recorded with the county to make your ownership official. Keep your title insurance policy in a safe place—it protects you as long as you own the home.

Have Questions?

The title process can feel technical, but you're never alone. Your title officer, agent, and lender are here to guide you.

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