



# Lawyers Title

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## Lawyers Title - Nevada

Office: 702.385.4141

LawyersNVSales@ltic.com

Website: [www.LawyersTitleNV.com](http://www.LawyersTitleNV.com)

## HOMEOWNER'S POLICY

1-4 Family Residences



LT-HomeOwnr-Pol-Bro (01/09).  
Homeowner Policy Brochure - LT  
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## The Homeowner's Policy

Lawyers Title is proud to offer this expanded coverage policy that will benefit the buyer, the seller and the Realtor®. The Homeowner's Policy offers your clients the most extensive title insurance coverage available.

## The Advantage to Homeowners

To secure and protect your investment in your home... This is the purpose of the title insurance you purchase. We take our job very seriously. The security and protection you receive depends upon the financial strength of your insurer. Lawyers Title provides you the unparalleled financial strength and protection you need to protect the investment of your home.

**The Homeowner's Policy offers the most extensive title insurance coverage available.**

### Basic Coverages Include

- Someone else owns an interest in your title
- Someone else has rights affecting your title arising out of leases, contracts or options
- Someone else claims to have rights affecting your title arising out of forgery or impersonation
- Someone else has an easement on the land
- Someone else has a right to limit your use of the land
- Your title is defective

### Pre- and Post-Policy Coverage

The coverage of The Homeowner's Policy protects insureds from certain covered risks arising before and after the policy date. Historically title insurance has not covered matters that occur after the policy date. The Homeowner's Policy extends future coverage to a number of policy matters for the first time ever!

#### ■ Post-Policy Forgery

The homeowner is covered when someone forges the insured party's signature to a deed or mortgage in an effort to sell or impose a lien or restriction on their home.

#### ■ Post-Policy Encroachment

This coverage protects the homeowner if, after his or her purchase, someone else builds a structure (excluding boundary walls and fences) which encroaches on the homeowner's land.

#### ■ Post-Policy Cloud on Title

Coverage is provided when the homeowner's title is clouded because someone recorded in the land records a document

containing the legal description of the homeowner's land, whether by mistake or in a specific effort to cause the insured harm.

#### ■ Post-Policy Adverse Possession

Coverage is extended to a homeowner when someone claims to have the insured's title arising out of someone else's continued use and occupancy.

#### ■ Post-Policy Easement by Prescription

The homeowner is covered in the event another party claims to have the right to use a part of the insured's land as an easement because of continuous use over time.

### Coverages Include

#### 1. Subdivision Law Violation Coverage *NEW*

The Homeowner's Policy provides coverage in the event that the insured is unable to obtain a building permit or forced to correct or remove the violation, or someone else has a legal right to, and does, refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it, because of an existing violation of a subdivision law or regulation. (The amount of your insurance for this covered risk is subject to a deductible amount and a maximum dollar limit of liability.)

#### 2. Building Permit Violation Coverage *NEW*

The Homeowner's Policy provides coverage in the event that the insured is forced to remove or remedy existing structures (other than boundary walls and fences) because any portion was built without obtaining a building permit from the proper government office. (The amount of your insurance for this covered risk is subject to a deductible amount and a maximum dollar limit of liability.)

#### 3. Zoning Coverage

The Homeowner's Policy provides coverage in the event that the insured is forced to remove or remedy existing structures because they violate an existing zoning law or regulation. (The amount of your insurance for this covered risk is subject to a deductible amount and a maximum dollar limit of liability.) In addition, the policy provides coverage in the event that the insured cannot use the land as a single-family residence because it violates an existing zoning law or regulation.

#### 4. Covenants, Conditions & Restrictions Coverage *NEW*

The Homeowner's Policy insures against the loss of title to the land due to a violation of a covenant, condition or restriction occurring prior to the acquisition of title (even if such C,C&Rs are excepted in Schedule B of the Policy).

#### 5. Encroachment Coverages *NEW*

The Homeowner's Policy provides coverage in the event that the insured is forced to remove existing structures because they encroach on a neighbor's land. If such structures are boundary walls or fences, this coverage is subject to a deductible amount and a maximum dollar limit of liability. In addition, the policy provides coverage in the event a neighbor builds any structures (other than boundary walls and fences) after the policy date which encroach onto the land.

#### 6. Enhanced Access Coverage *NEW*

With The Homeowner's Policy the insured is provided coverage if access to and from the land is not available for both pedestrians and vehicles.

#### 7. Water & Mineral Rights Coverage *NEW*

The Homeowner's Policy provides coverage for damage to existing improvements (or replacements or modifications made to them after the policy date) because of the future exercise of a right to use the surface of the land for the extraction or development of minerals, water or other substances, even if those rights are excepted or reserved from the description of the land or in Schedule B.

#### 8. Supplemental Assessments Coverage *NEW*

The Homeowner's Policy provides coverage with respect to supplemental real estate taxes not previously assessed against the land for any period prior to the policy date because of a change of ownership, new construction or use that occurred before the policy date.

#### 9. Map & Address Coverage *NEW*

Coverage is provided to the insured when the map, if attached, shows the correct location of the land, according to public records, and that a residence with the address shown in Schedule A is located on the land.



#### 10. Continuous Coverage & Additional Insureds

The coverage of the Homeowner's Policy remains in force forever and covers the insured as well as their heirs, trustee of a trust created by the insured, the beneficiaries of the trust upon the death of the insured and a spouse of the insured who receives the land because of a dissolution of marriage.

#### 11. Inflation Coverage *NEW*

The amount of insurance of The Homeowner's Policy automatically increases at the rate of 10% per year (in each of the 5 years following the policy date) with a maximum of 150% of the original amount of insurance without payment of additional premium. This protects new homeowners in the event of an increase in value of their home by raising the limit of insurance protection.

### The Homeowner's Advantage to Realtors®

At Lawyers Title, we take pride in providing innovative products and top-notch service you can rely on. The extensive coverage of The Homeowner's Policy gives you, the Realtor®, even more credibility when specifying the best product for your clients.

### Other Benefits Include

The Homeowner's Policy offers your clients the protection they'll need for the entire duration, which reduces your exposure to claims for matters covered by The Homeowner's Policy.

### Offering The Homeowner's Policy

To obtain information concerning The Homeowner's Policy contact your Lawyers Title sales representative. The Homeowner's Policy is the American Land Title Association's and California Land Title Association's form of Homeowner's Policy of Title Insurance. The foregoing information is intended only as a brief description of some of the coverages and provisions of this policy. For complete information concerning the coverage of The Homeowner's Policy you should refer to the policy form.

\*Source: 2007 SEC Form 10-K