



# Owners VS Homeowner's Policy

Why choose Homeowner's title insurance over standard title insurance? Check out our comparison chart inside to decide which policy is best for you.



**WESTCOR<sup>®</sup>**  
LAND TITLE INSURANCE COMPANY



## **During the closing process, a homebuyer can choose between a standard Owner's Policy and an Homeowner's Policy.**

More often than not, a standard Owner's Policy will meet the needs required. However, the Homeowner's Policy covers a plethora of "post-policy" issues that a standard Owner's Policy does not, such as encroachment, forgery, and unrecorded easements. Furthermore, Homeowner's coverage protects you from prepurchase issues that may of been done to the property without a proper building permit. A Homeowner's Policy will also allow you to pass your home down to your heirs without purchasing a new owner's title policy. In the future, an Homeowner's policy allows for reimbursement of up to 150% (15% annual increase for first five years of coverage) of the original coverage amount. For example, if you bought your home for \$100,000, you could be reimbursed up to \$150,000 for a claim on title.

An Homeowner's Policy costs only 15% more than a standard policy, and rates vary by state. That being said, an Homeowner's Policy is not for everyone. To help you determine what policy best fits your needs, read on for a comparison of title insurance coverage for a residential owner's title insurance policy. Feel free to reach out to us with any questions you may have.

## Coverage

## Homeowner's

## Owner's

A third party claims interest in title	✓	✓
Improperly executed document	✓	✓
Pre-policy forgery, fraud, or duress	✓	✓
Defective recording of documents	✓	✓
Undisclosed restrictive covenants	✓	✓
Lien placed on your title because:		
a. a security deed		✓
b. judgment, tax, special assessment, or	✓	
c. a charge by a homeowners association		
Unmarketable title	✓	✓
Mechanics' liens	✓	
Forced removal of a structure because		
a. it encroaches onto another property or an easement		
b. it violates an existing zoning law*	✓	
c. of violations of a restriction in Schedule B		
Land cannot be used for a Single Family Dwelling (SFD) because use violates a restriction in Schedule B or a zoning ordinance	✓	
Unrecorded easements	✓	
Pays rent for substitute land or facilities	✓	
Rights under unrecorded leases	✓	
Plain language	✓	
Building permit violations*	✓	
Compliance with Subdivision Map Act, if any*	✓	
Restrictive covenant violations	✓	
Discriminatory covenants	✓	
Covenant violation resulting in reversion	✓	
Violations of building setbacks	✓	
Enhanced marketability	✓	
Access—Enhanced vehicular and pedestrian access	✓	
Map, if any, not consistent with legal description	✓	
Post-policy forgery	✓	
Post-policy encroachment	✓	
Post-policy damage from minerals or water extraction	✓	
Post-policy living Trust Coverage for Trustee	✓	
Post-policy automatic increase in value up to 150%	✓	
Post-policy adverse possession	✓	
Post-policy cloud on title	✓	
Post-policy prescriptive easement	✓	
Boundary walls and fence encroachment*	✓	
Insurance coverage forever	✓	

\* Subject to a deductible and maximum indemnity liability, which may be less than the policy amount. Note: you may change your type of coverage anytime prior to closing.





At Westcor, we owe our success to the core values we've held since we were founded in 1993. An unwavering commitment to serve our customers with a standard of excellence has made us the fifth largest title underwriter in the United States.

We promote a culture where innovation is encouraged on all levels, balanced with a practice of compliance and risk management training. Westcor is privately owned, allowing us to focus on being agile and responsive to the needs of our customers. This unique blend of attributes has earned Westcor a reputation as an industry leader in providing value-added solutions to agents, lenders, and servicers, as well as a Financial Stability Rating of A' (A Prime), Unsurpassed, from Demotech.

Our team of high caliber title professionals represents some of the best and brightest the industry has to offer. Throughout our offices across the country, our agency staff shares a common passion to empower our agents with the tools and support to grow their business. Coast-to-coast, Westcor has emerged as a source of local and national market expertise.

Always looking to the future, we continue to grow and evolve our technology, agent support, and lender service offerings with a tailored approach to the needs of our customers.



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