



What is Title Insurance?

Title insurance is a contractual obligation that protects against losses that occur when title to a property is not free and clear of defects (e.g. liens, encumbrances and defects that were unknown when the title policy was issued). The terms of the policy define what risks are covered and what risks are excluded from coverage. The title insurer will reimburse you for losses that are covered, up to the face amount of the policy, and any related legal expenses. This protection is effective as of the issue date of the policy and covers defects arising prior to your ownership. Title companies issue policies on all types of real and personal property. Two types of title insurance policies for real property are common: a lender's policy and an owner's policy.



Who Should Purchase Title Insurance?

Lenders require title insurance as a condition for your loan. Two types of policies are available: an owner's policy and a lender's policy. A lender's policy insures that the lender's security interest in the property has priority over claims that others may have in your property. A lender's policy does not protect you. Similarly, the prior owner's policy does not protect you. If you want to protect yourself from claims by others against your new home, you will need an owner's policy. An owner's policy insures the buyer for as long as he or she owns the property. This protection is limited to the value of the property. It is usually less expensive to purchase a lender's policy and owner's policy at the same time from the same title insurer. Contact your California Title Sales Representative for additional information.



How Much Title Insurance Will I Need?

The homebuyer should insure the full purchase price of the property; the lender only requires title insurance to cover the amount of your loan.



Who Pays the Premium for the Title Policy?

In California, settlement practices vary from locality to locality. The party that pays the title premium is a matter of local custom and practice and not set by law. Depending upon the region, the premium for a title insurance policy can be paid by the buyer or the seller or split between both parties. In Southern California, the seller customarily pays the premium for title insurance. In Northern California, the buyer customarily pays the premium for title insurance, or occasionally the premium is split between buyer and seller. In almost every county, the buyer pays the lender's policy premium. The parties are free to negotiate a different allocation of fees. Your escrow officer can advise you as to who normally pays the premium in your area.

COMPLIMENTS OF



**CALIFORNIA
TITLE COMPANY**

www.caltitle.com

Note: Efforts have been made to ensure that this information is accurate, but keep in mind that state and local laws, customs and procedures are subject to change.

COUNTY

WHO PAYS

Alameda	Buyer Pays
Alpine	El Dorado (Seller Pays) Calaveras (1/2Buyer-1/2Seller)
Amador	Buyer Pays
Butte	Chico & Oroville (Seller Pays) Paradise (1/2Buyer-1/2Seller)
Calaveras	San Andreas (1/2Buyer-1/2Seller) Bear Valley (Buyer Pays)
Colusa	1/2Buyer-1/2Seller
Contra Costa	Buyer Pays
Del Norte	Seller Pays
El Dorado	1/2Buyer-1/2Seller
Fresno	Seller Pays
Glenn	1/2Buyer-1/2Seller
Humboldt	Seller Pays
Imperial	Seller Pays
Inyo	Seller Pays
Kern	Seller Pays
Kings	Seller Pays
Lake	Buyer Pays
Lassen	1/2Buyer-1/2Seller
Los Angeles	Seller Pays
Madera	Seller Pays
Marin	Buyer Pays
Mariposa	1/2Buyer-1/2Seller
Mendocino	Buyer Pays
Merced	1/2Buyer-1/2Seller
Modoc	1/2Buyer/1/2Seller
Mono	Seller Pays
Monterey	Salinas (Seller Pays) Peninsula (Seller Pays)
Napa	Buyer Pays
Nevada	1/2Buyer-1/2Seller
Orange	Seller Pays
Placer	Seller Pays
Plumas	1/2Buyer/1/2Seller
Riverside	Seller Pays
Sacramento	Seller Pays
San Benito	Seller Pays
San Bernardino	Seller Pays
San Diego	Seller Pays
San Francisco	Buyer Pays
San Joaquin	1/2Buyer-1/2Seller
San Luis Obispo	Seller Pays
San Mateo	Buyer Pays
Santa Barbara	1/2Buyer-1/2Seller
Santa Clara	Seller Pays
Santa Cruz	1/2Buyer-1/2Seller
Shasta	1/2Buyer/1/2Seller
Sierra	1/2Buyer/1/2Seller
Siskiyou	1/2Buyer/1/2Seller
Solano	Buyer Pays
Sonoma	Buyer Pays
Stanislaus	Modesto (Seller Pays) Turlock (1/2Buyer-1/2Seller)
Sutter	Seller Pays
Tehama	1/2Buyer-1/2Seller
Trinity	1/2Buyer-1/2Seller
Tulare	Seller Pays
Tuolumne	1/2Buyer-1/2Seller
Ventura	Seller Pays
Yolo	Woodland (Seller Pays) Davis (Buyer Pays)
Yuba	Seller Pays