



**KEYSTONE CLOSING SERVICES** is dedicated to creating an exceptional settlement experience for our clients. Our team of qualified professionals work diligently to ensure a smooth settlement for all parties involved.

**Your title service representative** will manage the details of your transaction and serve as your primary point of contact at Keystone Closing Services throughout the home buying process.

**On-site title examiners** review title documents to identify potential problems affecting the title and resolve issues that could result in title defects.

**Your title service representative** is an experienced professional dedicated to providing a superior level of service. As the orchestrator of the closing, he/she reviews the purchase and closing documents with you at settlement and brings your transaction to conclusion.

**Our post-closing department** is responsible for disbursing funds and recording the executed documents. They also payoff prior mortgages and return your lender's loan closing package.



#### MAIN OFFICE

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Office: (412) 922-8500

**Serving Western PA,  
with satellite offices in:**

Airport

Butler

Cranberry

East Regional

Fox Chapel

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North Huntingdon

North Hills

Peters Township

Pleasant Hills

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Your Home &  
Title Insurance





## WHY DO I NEED TITLE INSURANCE?

Title Insurance is an insurance policy or contract issued by a title company. It protects the purchaser from a claim or loss due to an undiscovered title issue or issues. In addition, the title insurance company agrees to defend the purchaser in court if there is an attack on the title. It will cover attorney and court expenses or pay a loss caused by the issue, depending on the policy type.

### What Policies Are Available To Me As A Homeowner?

There are two types of title insurance policies you should be aware of:

#### Lender's Title Insurance policy

Most property owners mortgage or borrow money for the purchase or at some time during their ownership. In addition, lenders know that many things can cause loss of title and that significant expenses can be incurred while defending a claim. The lender will expect protection of its investment against loss and will require a Lender's Title Insurance Policy to protect their stockholders' and investors' investment.

#### Owner's Title Insurance policy

An Owner's Title Insurance Policy protects your investment (equity) as the buyer or owner of the property. As the owner, you will want the same assurance as the lender that the investment you have made cannot be lost because of a problem or defect with the title.



## WHAT ARE THE RISKS?

There are numerous defects or problems that can arise and lead to a claim or loss of the title to your property. Some of these include problems not disclosed by the most careful search of the public records during the title search performed when you purchased the property. Hidden risks can cause a total loss of your investment or heavy legal expenses.

Some title problems may show up months or even years after the original purchase of the property. The following are examples of matters that can cause loss of title or an expensive lawsuit:

- Forged deeds, releases, wills or other legal documents
- Failure of spouses to join in conveyances
- Undisclosed or missing heirs
- Deeds from minors, aliens or persons of unsound mind
- Errors in indexing of public records
- Liens for unpaid taxes including estate, inheritance, income or gift taxes
- Erroneous reports furnished by tax officials
- Mistakes in recording legal documents

### How Does Title Insurance Protect Against These Hidden Risks & Defects?

Title Insurance defends you during a lawsuit attacking your title and either corrects the title problem or pays you losses up to the face amount of the policy. The policy also protects you after you sell the property for defects occurring prior to your ownership that cause a loss to a purchase if the title was insured by you.

The title policy guarantees that when the deed was filed, the title was free of defects, apart from those "excepted to" in the policy. The policy does not guarantee an actual amount of land. It guarantees that there are no buildings or other improvements belonging to someone else located on the insured land when an acceptable survey is furnished to the title company. An additional premium is paid to amend the standard survey exception.



In Pennsylvania, the premiums for title insurance policies are regulated by the state insurance commission. You only pay the premium once. The cost depends upon the purchase price of the property, and your policy amount must be equal to the purchase price. Your title representative will quote you that price either upon your inquiry or at the time of closing.

### Isn't Purchasing Both the Owner's & Mortgagee's Policies a Double Payment or Duplicate Coverage?

No, it's not a double payment or duplicate coverage. The Lender's Policy protects the lender's interest only so long as the loan is outstanding and only in the amount of the balance of the loan at any given time. The Owner's Policy protects you up to the face amount of the policy during your ownership and after you have sold the property, if you have warranted the property to the subsequent buyer.

After arranging a loan, you pay a premium for the purchase of the Lender's Policy based on the amount of the loan. If you desire to purchase an Owner's Policy at the same time, you pay an additional premium only for the difference that covers your equity or investment in the property together with a small "simultaneous issue fee." Because of this, you do not pay twice for the two policies.

If you buy your Owner's Policy separately, you pay the full premium for the policy. Likewise, if you refinance or borrow additional money later on, you can expect to pay additional premiums for the new policies, if required.