NOTICE OF RIGHT TO PURCHASE OWNER'S POLICY OF TITLE INSURANCE

TO				DATE	
DIIVED AD	DDECC			-	
BUYER AD	DRESS				
PROPERTY	TO BE PURCHASED			-	
lender n		vould pay for the lender's p	oolicy, it will NOT in	le insurance policy insuring your mortgage sure your interest as the property owner.	
INITIAL(S)	 I/We understand an Owner's Policy of Title Insurance can insure against the actual loss suffered resulting from certain title risks covered by the policy, if those risks affect the property on the effective date of the policy and are not excluded or excepted from the policy. I/We understand some of those risks may include: Someone other than purchaser (or a person listed in the policy) owning an interest in your property; Lack of legal access to and from the property; A claim against my/our ownership interest based on fraud, forgery, or incapacity in a transaction; An outstanding lien against my/our title for matters such as unpaid real estate taxes, a court judgment or a prior owner's mortgage; Someone enforcing rights to use the property due to an easement that is not listed in the policy; Someone limiting your right to use the property due to a restriction that is not listed in the policy. 				
INITIAL(S)	I/We understand an Owner's Policy of Title Insurance will provide insurance against unmarketable title. If a buyer can refuse to buy, or a lender can refuse to lend due to a covered matter, I/we may have a marketability claim. In addition, I/we understand an Owner's Policy will provide a defense to a claim against my/our ownership interest, including payment of attorney's fees and court costs or, in the alternative, payment to the person making the claim against the property title or, to me/us.				
INITIAL(S)	• The Lender's Policy (alm	ost always required) will co	st me/us		
INITIAL(S)	 An Owner's Policy to cov 	ver your interest of	will cost me	OF LENDER'S POLICY - PAID BY BORROWER ADDITIONAL COST DIFFERENTIAL BETWEEN THE LENDER'S POLICY AND OWNER'S POLICY - PAID BY BORROWER	
	e uncertain about the purchase	of an Owner's Policy of Tit	le Insurance, we ur	additional cost differential between the Lender's Policy and owner's policy - Paid by Borrower ge you to seek independent advice.	
INITIAL(S) INITIAL(S)	I/We DO wish to purchase an Owner's Policy of Title Insurance. I/We understand the risk we are taking and DO NOT wish to purchase an Owner's Policy of Title Insurance.				
BUYER/BORROWER		SIGNATURE		DATE	
BUYER/BORROWER		SIGNATURE		DATE	