

## Title Insurance v. Western Protocol

Stewart's Title Insurance	Western Protocol
<p><b>Applicable To:</b> <i>Both Freehold and Leasehold:</i></p> <ul style="list-style-type: none"> <li>• Single-Family Residential</li> <li>• Multi-Unit Residential, regardless of the number of units</li> <li>• Undeveloped Residential Lots</li> <li>• Commercial</li> <li>• Agricultural Lands</li> <li>• Construction Loans</li> <li>• Completion Mortgages</li> </ul> <p><b>Surveys/Real Property Reports:</b></p> <ul style="list-style-type: none"> <li>• Coverage available for both Lenders and Owners</li> </ul> <p><b>Known Defects:</b></p> <ul style="list-style-type: none"> <li>• Ability to insure over known defects (i.e., encroachments onto adjoining land)</li> </ul> <p><b>Title/Mortgage Fraud:</b></p> <ul style="list-style-type: none"> <li>• Significant coverage provided</li> <li>• No need to pursue remedies against third parties prior to making a claim</li> </ul> <p><b>Other Coverage:</b> <i>Losses due to:</i></p> <ul style="list-style-type: none"> <li>• Unmarketability of title</li> <li>• Someone else owns an interest in title</li> <li>• Zoning and setback non compliance</li> <li>• Existing work orders</li> <li>• Tax and public utility arrears</li> <li>• Lack of legal access</li> <li>• Forced removal by a governmental authority of a structure built without a required building permit</li> <li>• Loss of priority of the insured mortgage to construction liens</li> <li>• Violations as at the policy date of registered restrictions, covenants and conditions</li> <li>• Invalidity or unenforceability of the insured mortgage upon the title</li> </ul> <p><b>Duty to Defend:</b> Duty of the title insurer to pay legal fees of the insured for any court case involving a covered title risk. Title insurer may end the duty upon payment of the loss.</p>	<p><b>Applicable To:</b></p> <ul style="list-style-type: none"> <li>• Single-Family Residential</li> <li>• Multi-Unit Residential up to 4 units</li> <li>• Undeveloped Residential Lots</li> </ul> <p><b>Surveys/Real Property Reports:</b></p> <ul style="list-style-type: none"> <li>• Coverage provided only to Lenders</li> </ul> <p><b>Known Defects:</b></p> <ul style="list-style-type: none"> <li>• No ability to "insure over" known defects</li> </ul> <p><b>Title/Mortgage Fraud:</b></p> <ul style="list-style-type: none"> <li>• No coverage – must rely on Land Titles Assurance Funds (<i>Land Titles Assurance Funds may require pursuit against third parties before a claim will be considered</i>)</li> </ul> <p><b>Other Coverage:</b> None</p> <p><b>Duty to Defend:</b> Not available</p>

For additional copies, please contact your Business Development Representative.

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This brochure is intended to provide information that is of a general nature. Please refer to the Policy for full coverage details. Sample policies are available upon request.