



# A Guide to Title Insurance for Homebuyers

	WHAT IT IS	WHY IT MATTERS	HOW YOU BENEFIT
<b>TITLE</b>	Title is your ownership right to your property.	No homebuyer wants to inherit existing debts or legal issues that could interfere with their property rights in the future.	Clear title allows you to use or modify your property.
<b>TITLE PROFESSIONAL</b>	Title insurance professionals examine or research public records to see if there are any problems or defects that could cause you legal issues. They may also manage the closing process.	The title professional ensures the title search is completed, writes the title insurance policy, and works to reduce your risk of ownership issues in the future.	Your title professional has your back. They sweat the small stuff so you don't have to.
<b>TITLE SEARCH</b>	A title search is an early step in the home-buying process to uncover issues that could limit your rights to the property.	If a title issue is discovered before closing, most often your real estate lawyer and title professional will take care of it without you even knowing. After the title problem is fixed, your ownership rights can be protected by an owner's title insurance policy.	The title search protects you from unknowingly inheriting a previous owner's debts, legal obligations, or other title problems.
<b>TITLE INSURANCE</b>	There are two different types of title insurance: the owner's policy and the lender's policy. The seller typically pays for the owner's policy. An owner's title insurance policy is the best way to protect your property rights. The buyer typically pays for the lender's policy. It is almost always required by the lender and protects only the lender's interest.	Sometimes undiscoverable defects can come up after the title search. Title issues may include forgery, fraud, or clerical errors. Owner's title insurance is the best way to protect yourself from losing your property.	Owner's title insurance protects your home—the largest investment of your life. It protects your interests for as long as you or your heirs own your home. It is a small, one-time price to pay for long-term peace of mind.
<b>CLOSING</b>	Closing is the final step in executing the home buying transition.	It is the process that allows the transfer of ownership to occur.	Upon completion of the closing process, you get the keys to your home!

Attorneys' Title Guaranty Fund, Inc. (ATG) is a title insurance underwriter doing business in Illinois and Wisconsin.

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