

Meridian

Title Company

"We Do Good Deeds"

ALTA Homeowner's Policy

Comprehensive Coverage For Every Concern

From building permit and restrictive covenant violations, to living trust and zoning coverages, the Homeowner's Policy protects against common, frustrating problems that can plague today's homeowner.

Many of the coverages and protections available through our Homeowner's Policy, such as post-policy encroachment and adverse ownership, ensure Stewart will pursue corrective action or provide additional compensation. And the policy protects your investment for as long as you own the property.

Our Homeowner's Policy offers 13 extended coverages to accommodate your specific needs.

1. Mechanics' Lien Coverage
2. Building Permit Violation Coverage
3. Subdivision Map Act Coverage
4. Location Coverage
5. Restrictive Covenant Violations Coverage
6. Zoning Coverage
7. Post-Policy Coverage
8. Enhanced Access Coverage
9. Encroachment Coverage
10. Supplemental Taxes
11. Coverage for Structure Damage from Extraction of Minerals, Water and Other Substances
12. Automatic Coverage Increases
13. Living Trust Coverage

***ALTA Owner's Policy (6/17/2006)**

**** ALTA Homeowner's Policy of Title Insurance (2003)**

† See Schedule A for Particulars

Coverage	STANDARD*	EXTENDED COVERAGE*	HMOWNRS**
1. Someone else owns an interest in Your Title.	X	X	X
2. Someone else has rights affecting Your Title arising out of leases, contracts, or options.	X	X	X
3. Someone else claims to have rights affecting Your Title arising out of forgery or impersonation.	X	X	X
4. Someone else has an easement on the Land.	X	X	X
5. Someone else has a right to limit Your use of the Land.	X	X	X
6. Your Title is defective.	X	X	X
7. Any of Covered Risks 1 through 6 occurring after the Policy Date.			X
8. Someone else has a lien on Your Title, including:			
a. Mortgage	X	X	X
b. Judgment, state or federal tax liens, or special assessment	X	X	X
c. Charge by a homeowner's or condominium association	X	X	X
d. Lien, occurring before or after the Policy Date, for labor or materials furnished before the Policy Date.		X	X
9. Someone else has an encumbrance on Your Title.	X	X	X
10. Someone else claims to have rights affecting Your Title arising out of fraud, duress, incompetence or incapacity.	X	X	X
11. You do not have both actual vehicular and pedestrian access to and from the land, based upon a legal right.			X
12. You are forced to correct or remove an existing violation of any covenant, condition or restriction affecting the Land, even if the covenant, condition or restriction is excepted in Schedule B.			X
13. Your Title is lost or taken because of a violation of any covenant, condition or restriction, which occurred before You acquired Your Title, even if the covenant, condition or restriction is excepted in Schedule B.			X
14. Because of an existing violation of a subdivision law or regulation affecting the Land:			
a. You are unable to obtain a building permit;			X
b. You are required to correct or remove the violation; or			X
c. Someone else has a legal right to, and does, refuse to perform a contract to purchase the Land, lease it or make a Mortgage loan on it. The amount of your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. †			X
15. You are forced to remove or remedy Your existing structures, or any part of them – other than boundary walls or fences – because any portion was built without obtaining a building permit from the proper government office. The amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. †			X
16. You are forced to remove or remedy Your existing structures, or any part of them, because they violate an existing zoning law or zoning regulation. If You are required to remedy any portion of Your existing structures, the amount of Your insurance for this Covered Risk subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. †			X
17. You cannot use the Land because use as a single-family residence violates an existing zoning law or zoning regulation.			X
18. You are forced to remove Your existing structures because they encroach onto Your neighbor's land. If the encroaching structures are boundary walls or fences, the amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A. †		X	X
19. Someone else has a legal right to, and does, refuse to perform a contract to purchase the Land, lease it or make a Mortgage loan on it because Your neighbor's existing structures encroach onto the Land.		X	X

Coverage	STANDARD*	EXTENDED COVERAGE*	HMOWNRS**
20. You are forced to remove Your existing structures which encroach onto an easement or over a building set-back line, even if the easement or building set-back line is excepted in Schedule B.			X
21. Your existing structures are damaged because of the exercise of a right to maintain or use any easement affecting the Land, even if the easement is excepted in Schedule B.			X
22. Your existing improvements (or a replacement or modification made to them after the Policy Date), including lawns, shrubbery or trees, are damaged because of the future exercise of a right to use the surface of the Land for the extraction or development of minerals, water or any other substance, even if those rights are excepted or reserved from the description of the Land or excepted in Schedule B.			X
23. Someone else tries to enforce a discriminatory covenant, condition or restriction that they claim affects Your Title which is based upon race, color, religion, sex, handicap, familial status, or national origin.			X
24. A taxing authority assesses supplemental real estate taxes not previously assessed against the Land for any period before the Policy Date because of construction or a change of ownership or use that occurred before the Policy Date.			X
25. Your neighbor builds any structures after the Policy Date – other than boundary walls or fences – which encroach onto the Land			X
26. Your Title is unmarketable, which allows someone else to refuse to perform a contract to purchase the Land, lease it or make a Mortgage loan on it.	X	X	X
27. A document upon which Your Title is based is invalid because it was not properly signed, sealed, acknowledged, delivered or recorded.	X	X	X
28. The residence with the address shown in Schedule A is not located on the Land at the Policy Date.			X
29. The policy insures: (1) Anyone who inherits title because of an Insured's death; (2) The spouse of an Insured who receives title because of a dissolution of marriage; (3) The trustee or successor trustee of a trust to whom an Insured transfers title after the policy date; or (4) The beneficiaries of an Insured's trust upon their death.	X	X	X
30. The policy insures: Entities: A corporation, partnership, limited liability company or similar legal entity. (1) Successors to an Insured by dissolution, merger, consolidation, distribution, or reorganization; (2) Successors to an Insured by its conversion to another kind of Entity; (3) A grantee of an Insured under a deed delivered without payment of actual valuable consideration conveying title to: a) if the stock, shares, memberships, or other equity interests of the grantee are wholly-owned by the Insured, b) if the grantee wholly owns the Insured, c) if the grantee is wholly-owned by an affiliated Entity of the named Insured, provided the affiliated Entity and the named Insured are both wholly-owned by the same person or Entity.	X	X	