

## FAQ's

What is title insurance? A policy of insurance protecting the homeowner from any issues affecting title to the property.

What types of issues? There are various risks that could affect the title. Some examples include but are not limited to: forgery, lack of competency, lack of access, erroneous legal description, or a deed not properly recorded.

What if I have a problem? Do I have to go through a lawsuit or lose my property to make a claim? Not at all. If you ever receive notification of an adverse claim to your property contact us. Title insurance includes coverage for legal expenses, through our attorneys, that may be necessary to investigate, litigate, settle or pay a claim.

If my lender gets title insurance for the mortgage, why do I need separate policy for myself? The lenders policy typically covers the amount of the loan and any issues should the loan became non-performing. You want to remain insured under your own policy as the owner.

Who will handle the closing of the real estate contract? That's what we do. Once you place your order for title insurance we put the steps in place to ensure a smooth, efficient problem-free closing for our client.

How much does it cost for the title insurance company to handle my closing? There are various costs involved with the transaction. Some are paid by the seller and some are paid by the buyer. It would depend on the way the contract is writes. Please email us so we can discuss this in greater detail.

What does title insurance cost? The cost varies depending mainly on the value of your property. The important thing to remember is that you pay only once at the time of closing. Go to our national rate calculator ([www.scrumptious.com](http://www.scrumptious.com)) to determine the applicable rate.

Can this rate change? NO!! Title insurance companies in Colorado are governed by the Division of Insurance. We file our rates, the division approves them and those are the rates we must use. You will not find any last minute surprises.

I have heard about a "re-issue rate". What is that?

Chicago Title offers one of the most liberal re-issue rates in the state. If your property had title insurance in the last 5 years we will supply you with a re-issue or discounted rate. Please contact us for more details.

Why chose Chicago Title of Colorado?

At Chicago Title we know your home is your castle. We understand how stressful buying or selling a home can be.

We pride ourselves on delivering the most accurate, professional and competent title and escrow services.

Chicago Title of Colorado is the title company that homeowners have come to know and trust.