

# TITLE COMMITMENTS FROM A to D

## THE ABC'S OF A TITLE COMMITMENT

Here's a quick and basic overview of the four schedules of the Commitment for Title Insurance. In general, a title commitment is a commitment by the title company to insure the property and issue a title policy if conditions in the commitment are met.

Please contact your escrow officer with any questions about a particular title commitment or transaction.

# A

### SCHEDULE A

Schedule A is for Actual Facts, in other words, this is the details of the transaction - Who, What, Where, and How Much. You'll see the names of the seller and buyer, the types of policies to be issued, a description of the property, the sales price, and the name of the lender if any.

# B

### SCHEDULE B

Schedule B covers Exceptions from Coverage - areas where other parties have some interest or control of the use of a property. An example would be a utility easement, where the city would have a part of the land reserved for their use, or a building setback requirement that prevents the homeowner from building within a certain distance from the front of the property. Items on schedule B are not covered.

# C

### SCHEDULE C

Schedule C is for Clear to Close. These items must be resolved to insure the title to the new owner. This would include such things as a mortgage to be paid off, marital status, home improvement liens, unpaid taxes, or a requirement that another person - such as an heir or a former spouse - must participate in the sale of the property.

# D

### SCHEDULE D

Schedule D is for Disclosure. This last section outlines all parties who will be paid on any part of the insurance premium; including underwriters, title agents, and attorneys.

