

STEWART BRIEF

Comparing Coverage of ALTA's Standard Owner's Policy and CLTA/ALTA Homeowner's Policy

Stewart Title of California, Inc., offers our residential customers two levels of coverage for your protection. The standard coverage provided by ALTA Owner's policy covers you for defects and liens in the history of your title through the date and time your deed is recorded in public records. The ALTA Homeowner's policy provides enhanced coverage, protecting you from additional risks, including some that might occur after the policy is issued.

Head-to-head Coverage Comparison

Coverages included without endorsement

Assumes compliance with Stewart Title Guaranty Company's underwriting requirements for issuance of the applicable policy.

	ALTA Owner's policy (6/17/06)	CLTA/ALTA Homeowner's policy (12/2/13)
Covered Risks		
Title being vested other than as stated in Schedule A of policy	√	√
Forgery, fraud, duress, incompetency, incapacity or impersonation	√	√
Liens or encumbrances on the title (e.g., prior mortgage or deed of trust, state or federal tax lien, condominium or homeowners' association lien)	√	√
A document affecting title not properly created, executed, sealed, acknowledged or delivered	√	√
Defective recording of documents	√	√
Unmarketability of the title	√	√
No right of access to and from the land	√	√
Violation of restrictive covenants limiting your use of the land	√	√
Gap Coverage (extending coverage from the closing to the recording of the deed)	√	√
Duration		
Coverage continues as long as you own the property	√	√
Policy insures anyone who inherits the property from you	√	√
Policy insures the trustee of an estate-planning trust	√	√
Policy insures the beneficiaries of a trust upon your death	√	√
Extended Coverage		
Parties in possession of the property that are not disclosed by the public records (e.g., tenants, adverse possessors)	*	√
Unrecorded easements (e.g., prescriptive easements) affecting the property	*	√
Encroachments and boundary line disputes that would be disclosed by a survey	*	√
Mechanic's liens (a lien against the property due to non-payment of work)	*	√
Taxes or special assessments that are not shown as liens by the public records	*	√

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* Not automatically included in the basic policy but may be available by extended coverage.

Head-to-head Coverage Comparison

Coverages included without endorsement

Assumes compliance with Stewart Title Guaranty Company's underwriting requirements for issuance of the applicable policy.

ALTA
Owner's policy
(6/17/06)

CLTA/ALTA
Homeowner's
policy (12/2/13)

Additional Coverages

Actual vehicular and pedestrian access, based upon a legal right	√
Loss of your title resulting from a prior violation of covenant, condition or restriction	√
A limited amount of coverage is available if you are unable to obtain a building permit due to an existing violation of a subdivision law or regulation or you must correct an existing violation (subject to a deductible)	√
A limited amount of coverage is available if you must remedy or remove an existing structure because it was built without a proper building permit (subject to a deductible)	√
A limited amount of coverage is available if you must remedy or remove an existing structure due to an existing violation of a zoning law or zoning regulation (subject to a deductible)	√
A limited amount of coverage is available if you must remove your existing structures if they encroach into an easement or over a setback line	√
You cannot use the land as a single-family residence because such use violates an existing zoning law or zoning regulation	√
You are forced to remove your existing structures because they encroach into an easement or over a setback line	√
Damage to existing structures due to an exercise of an existing right to use any easement affecting the land	√
Damage to existing improvements due to an exercise of an existing right to use the surface of the land for the extraction or development of minerals, water or any other substance	√
Attempted enforcement of discriminatory covenant	√
Supplemental taxes because of prior construction or change of ownership or use	√
Loss if the residence is not located at the address stated in the policy	√
Pays substitute rent and relocation expenses, if you cannot use your home because of a claim covered by the policy	√
Automatic increase in policy amount up to 150% of policy amount over 5 years	√
Post Policy Coverages	
Forgery affecting the title	√
Unauthorized leases, contracts or options	√
Ownership claims	√
Easements or restrictions affecting your use of the land	√
Encroachment of neighbor's buildings onto your land	√

* Not automatically included in the basic policy but may be available by extended coverage.

Coverages stated above are merely a sampling. Please refer to the policy jacket for actual coverages related to your transaction. Both policies identified above may contain certain exceptions, stipulations and conditions as set out by Stewart Title Guaranty Company, the California Land Title Association and the American Land Title Association®. If you have any questions regarding your legal rights under the various policies, we suggest that you contact your attorney.

The information provided is for informational purposes and is subject to change without notice. Seek legal, tax or other professional advice before relying upon this information.

Contact your Stewart Title of California representative for more information.

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