

The ABC's of a

TITLE COMMITMENT

The **Commitment for Title Insurance** is a preliminary document issued by the Title Company that contains the conditions and requirements under which a title policy may be insured. The four “Schedules” or sections of the Commitment are shown below:



Actual Facts

Schedule A outlines the facts, including:

- Effective date of the Commitment
- Name(s) of proposed insured(s) (Owner & Lender)
- Proposed amount of title insurance coverage
- Current record owner of the property
- Legal description of the property to be insured

TIP:

Read Schedule A and confirm that all information is accurate including spelling and name abbreviations. The names should reflect the buyer's legal name.



Buyer Notification & Exceptions

Schedule B outlines exceptions to coverage that are not insured, including:

- Restrictions
- Taxes
- Easements
- Mineral Reservations/Leases
- Area and Survey Discrepancies
- Rights of others

TIP:

Review Schedule B carefully as the items in this section can affect property use and access. Title objections must be submitted in writing according to the provisions of the contract.



Clear To Close

Schedule C identifies any items that must be resolved prior to closing, such as:

- Liens
- Bankruptcies
- Marital Status Issues
- Probate Issues
- Entity/Trust Issues

TIP:

Read Schedule C and provide your Closer with information or assistance in resolving the items prior to closing.



Disclosure

Schedule D outlines all parties who will receive any part of the premiums paid for the title policy, including the title agencies, underwriters and attorneys.

TIP:

Reading and understanding the Title Commitment is paramount to the success of your closing.

