



# FREQUENTLY ASKED QUESTIONS

## Will You Be Protected?

It is of utmost importance that you are protected against pre-existing title defects to the property when you purchase real estate. In order to do so, you must first be informed of any existing rights or claims that may, in the future, threaten your title and possession to the property. Title insurance provides you with this protection.

## How Does Chicago Title Hesse Find Out What Title Risks Exist?

In order to determine the status of title, **MH Title** conducts a diligent search of the public records for all documents associated with the property. **MH Title** then examines those recorded documents in order to determine if there are any rights or claims that may have any impact on the title to the property. The title search may reveal the existence of recorded defects, encumbrances, or liens on the title such as unpaid taxes, unsatisfied mortgages, judgments and tax liens against the current or past owners, easements, restrictions and court actions. Matters that are discovered in the search can be excepted, resolved or extinguished prior to the closing of the transaction. In addition, you are protected against any loss or damage resulting from recorded defects, encumbrances, or liens that are within the scope of coverage of the particular policy issued in the transaction.

## Could There Be Hidden Title Risks?

The title to the property that you have purchased could be seriously threatened or lost completely by hazards which are considered "hidden risks." These "hidden risks" are those matters, rights or claims that are not shown by the public records and, therefore, are not discoverable by a search and examination of those public records. Matters such as forgery, fraudulent impersonation, incompetency or incapacity of the parties, and unknown errors in the records are examples of "hidden risks" which could provide a basis for a claim after you have purchased the property. The policies issued by **MH Title** protect you against many of these "hidden risks."

## How Does a Title Insurance Policy Protect An Insured Owner?

In the event of a covered matter affecting your title, your title insurance policy may protect you in various ways including: (1) Defending your title, (2) Bearing the cost of settling the covered matter, or (3) Paying you for the loss due to the covered matter.

