

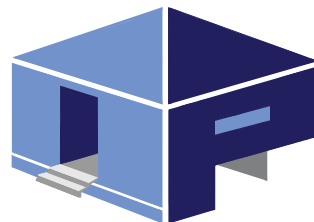


Why Purchase Survey Coverage?



What does an owner get when the survey exception is amended in the title policy?

1. When survey coverage is purchased, the survey exception is amended in the title policy. This results in additional coverage under the terms of the policy for the following items: (1) any discrepancies, conflicts or shortages in boundary lines, (2) any encroachments or protrusions, (3) or any overlapping of improvements. Examples of common problems that might result in payment for damages if the survey coverage has been purchased are: (a) if improvements are over the property line into a neighboring tract, (b) a utility company requires removal of improvements that are in their easement on the property, (c) or a homeowner's association requires the improvements built over a building setback line be removed.
2. The Owner's Title Policy is backed by the financial stability of the title insurance underwriting company for covered claims and as regulated by the Texas Department of Insurance.
3. The charge for obtaining the survey coverage is 5% of the Basic Rate Premium for the policy in a 1-4 family residential transaction and 15% of the Basic Rate Premium on all other transactions.







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