



HIGHLAND LAKES TITLE

Title Commitments From A to D

SCHEDULE A - THE "ACTUAL FACTS"

- The "Who, What, Where and How Much" of the transaction. You will see seller and buyer names, types of policies, property description, sales prices and lender, if any.

SCHEDULE B - "BUYER NOTIFICATION"

- Notification of items in which other parties have some interest or control of, in regards to the property. Ex. - a utility easement where the city would have a part of the land reserved for their use. These items are NOT covered by the title policy.

SCHEDULE C - "CLEAR TO CLOSE"

- The items listed on Schedule C, must be resolved in order to transfer the title to the new owner. This might include things such as mortgage pay off, lien payments, or unpaid taxes. ALL items on Schedule C MUST be resolved before, or at the closing.

SCHEDULE D - "DISCLOSURE"

- The last section outlines all parties of who will share any part of the insurance premium, including underwriters, title agents and attorneys.

A quick and basic overview of the four schedules of the Commitment for Title Insurance. 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.

Let the professionals at Highland Lakes Title; provide you the service and confidence you deserve on your next real estate transaction!