

Title Commitments from A to D

The ABC's of a Title Commitment

Here's a quick and basic overview of the four schedules of the Commitment for Title Insurance. In general, 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.

Please contact your escrow officer with any questions about a particular title commitment or transaction.

Schedule A

"Actual Facts"

"A" is for "Actual Facts" In other words, this is the "Who, What, Where and How Much" of the transaction. You'll see the names of the seller and buyer, the types of policies to be issued, a description of the property, the sales price, and the name of the lender if any.

Schedule B

"Buyer Notification"

"B" is for "Buyer Notification" of areas where other parties have some interest or control of the use of property. An example would be a utility easement, where the city would have a part of the land reserved for their use, or a building setback requirement that prevents the homeowner from building within a certain distance from the front of the property. These items are not covered.

Schedule C

"Clear to Close"

"C" is for "Clear to Close" These items must be resolved in order to insure title to the new owner. This would include such things as a mortgage to be paid off, marital status, home improvement liens, unpaid taxes, or a requirement that another person - such as an heir or a former spouse - participate in the sale of the property.

Schedule D

"Disclosure"

"D" is for "Disclosure" This last section outlines all parties who will collect any part of the insurance premium, including underwriters, title agents and attorneys.

*Make us your personal title company.
We look forward to taking a special interest in you and your goals.*