

# 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

**"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

**"B" is for  
"Buyer Notification"**

From 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

**"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

**"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.*