



# WHAT IS A TITLE COMMITMENT?

Here is a basic overview of the four sections of the Commitment for Title Insurance. In general, a Title Commitment is a “commitment” by the Title Company to insure the sale of the property covered by the commitment.

<p>SCHEDULE <b>A</b></p> <p>“<b>A</b>” is for “<b>Actual Facts.</b>” In other words this is the who, where and how much of the real estate transaction.</p>	<ul style="list-style-type: none"> <li>• Names of the Seller and the Buyer</li> <li>• Amount of title insurance coverage</li> </ul>	<ul style="list-style-type: none"> <li>• The legal description of the property</li> <li>• Proposed Insured (lender and/or buyer)</li> </ul>
<p>SCHEDULE <b>B</b></p> <p>“<b>B</b>” is for “<b>Buyer Notification.</b>” of areas where other parties have some interest or control of the use of the property.</p>	<ul style="list-style-type: none"> <li>• Deed Restrictions</li> <li>• Easements</li> <li>• Building Lines</li> </ul>	<p><i>These items are not covered by Title Insurance and are considered “exceptions” to coverage.</i></p>
<p>SCHEDULE <b>C</b></p> <p>“<b>C</b>” is for “<b>Clear To Close.</b>” The items shown in this schedule <b>MUST</b> be resolved in order to transfer title to the new owner.</p>	<ul style="list-style-type: none"> <li>• Existing liens</li> <li>• Bankruptcies</li> <li>• Abstract of judgments</li> <li>• Marital status issues</li> </ul>	<ul style="list-style-type: none"> <li>• Probate issues</li> <li>• Vesting problems</li> <li>• Mechanics lien affidavits</li> </ul>
<p>SCHEDULE <b>D</b></p> <p>“<b>D</b>” is for “<b>Disclosure.</b>” This last section is a required regulatory disclosure of the officers of the Title Company and Underwriter. It also discloses the premiums to be charged for the policy(ies) and the beneficiary(ies) of such premiums.</p>		