

VAN ZANDT COUNTY
ABSTRACT & TITLE COMPANY
ESTABLISHED IN 1890

How to Read Your Title Commitment

WHAT IS A TITLE COMMITMENT?

It is the promise that our title company will issue a title insurance policy for the property after closing. The title commitment contains the same terms, conditions & exclusions that will be covered in the actual policy.

Schedule A—Actual Facts

- Name(s) of the proposed insured
- Proposed amount of title insurance coverage
- Current record owner of the property
- Legal description of property to be insured

Schedule B—Exceptions

This section describes which specific details of the property will **NOT** be insured.

Schedule C—Requirements

A list of requirements that we must have completed before closing, such as:

- Liens
- Probate Issues
- Marital Status Issues

Schedule D—Disclosure

- This includes the company and underwriter issuing policy
- Policy amount

Expert Tip:

- Make sure the following is correct:
Names of Insured (Owner and Lender)
Current owner of property
Proposed amount of coverage
Most Importantly legal Description

Expert Tip

- **Review this section carefully and if you have any questions please call your closer**
- Make sure items listed are specific as to what they are excepting
- This affects your policy more than any other section

Expert Tip:

- **Review this section carefully and if you have any questions, please call your closer**
- Any errors with common names (ex: if there is a judgment against someone with the same name that is not you)
- Any problems you can resolve easily please inform your closer

Expert Tip:

- This section also provides a more detailed description of how the commitment is derived.
- **IF YOU EVER HAVE ANY QUESTIONS ABOUT A PART OF YOUR COMMITMENT PLEASE CALL YOUR CLOSER**