



NEVADA HOME BUYERS & SELLERS HANDBOOK

- Common Ways of Holding Title
- Understanding Title & Escrow
- Closing Costs
- The Language of Real Estate
- Includes Consumer Information on Closing Practices (TRID)



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Contact Information

Title & Escrow

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Company: Old Republic Title Company

Address: _____

City/State/Zip: _____

Phone: _____

Fax: _____

Email: _____

Contact Information

Name: _____

Company: _____

Address: _____

City/State/Zip: _____

Phone: _____

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Email: _____

Contact Information

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Company: _____

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01

Old Republic Title Company Information

Success on Your Terms

Old Republic Title Company** and its underwriter Old Republic National Title Insurance Company, herein “Old Republic” provides title and escrow products and services for individuals, businesses and governments. Our services are highly comprehensive and flexible to respond to changing market environments and to ensure your transaction is settled according to the most current industry standards. We’re committed to expediting the timely close of your real estate transaction by underwriting and managing each transaction with the highest levels of technical skill, client services and professional integrity.

Certainty Matters

When real estate ownership is transferred, the stakes are high and reputations are on the line. Our products and services protect our customers from financial loss and hardship related to unknown judgments and liens, forged transfers, inconsistencies within a property’s title or misapplication of fiduciary funds. This is what makes title examination and insurance policies – like those provided by Old Republic – invaluable. Old Republic minimizes the risks of real estate transactions by providing an insured statement about the ownership.

Reputation at Work

Old Republic is a subsidiary of Old Republic International Corporation, a multi-lined insurance corporation, which is one of America’s 50 largest shareholder-owned insurance businesses. The Old Republic Title Insurance Group* of companies have been issuing title insurance and providing peace of mind to its customers for over a century. We offer residential and commercial title insurance products as well as a variety of other title insurance related services through a national network of branch offices, subsidiaries and over 2,000 independent policy-issuing agents.

(*) ORTIG underwriters are: Old Republic National Title Insurance Company and American Guaranty Title Insurance Company.

(**) Old Republic Title Company, Old Republic Title Insurance Agency, Inc., Old Republic Title of Nevada, Old Republic Title, Ltd., Old Republic Title & Escrow of Hawaii, Ltd., Old Republic Title of Oregon.



Services We Provide

Our products and services have been developed to address four important aspects of the real estate transfer process: information, ownership, asset management and commitment. In each area, we have created the tools and resources needed to ensure the most risk-free and expedient closing possible.

1. Information Services

The best real estate closings begin with good information.

We own and subscribe to leading industry information services for the most current market information, including property profiles, and farm reports. We have access to secure Internet-based databases with millions of public real estate records and documents. We can prepare and deliver preliminary reports and commitments electronically to multiple locations.

We provide real estate professionals with the most current ownership information available through a variety of sources to assist them in selling property and locating the next opportunity. In addition, we provide a variety of real estate insurance products to national lenders ranging from full ALTA policies to limited coverage policies.

2. Title Services

Insured ownership is at the heart of every transaction.

We work to remove any recorded encumbrances which are inconsistent with the terms of the transaction. We offer traditional, fully-insured products like ALTA policies, as well as innovative products and insurance policies in the refinance, second mortgage and equity markets. We respond quickly to unique circumstances with flexible and creative approaches to title insurance.

3. Escrow Services

The careful management of assets ensures a smooth transaction.

We coordinate and process the entire real estate and mortgage closing procedure. Our services include: document gathering, preparation and delivery of the Closing Disclosure when required, loan funds disbursement, escrow withholding and document recording with the appropriate government authority; all done in accordance with our clients' instructions. We serve as a neutral third party working to benefit the entire transaction and the parties involved. Our escrow personnel are proficient at complying with complicated escrow instructions.

4. Customer Service

At Old Republic Title we focus on providing optimum customer service and deploying technologies that meet the needs of real estate professionals, consumers and our clients. Our network of Property Information Departments provides a variety of products, including property profiles and FARMS. In addition, we subscribe to industry-leading information systems for the most current market data, information and public records and documents.

To further support the needs of all who we serve, we also provide several convenient digital tools. Many of these tools allow clients to directly open title and/or escrow orders, update property information, calculate closing costs or search property details via their ortc.com account, or through one of our applications.



02

Buyers: Getting Started

Buyers

Home ownership is the American Dream and you are about to embark on an exciting process. Mortgage rates are currently favorable and there are some mortgage options to make the dream a reality for you. One of the main advantages of home ownership over renting is that your interest payments are tax deductible (ask your tax advisor for more details). Further, your home will be one of your largest assets and most likely will appreciate in value over the life of your ownership.

There are a lot of decisions ahead of you. Please use this handbook as a guide to help you throughout this process.



Getting Financing

If you plan to finance your home purchase, start the mortgage loan process well before buying a home, even before the bidding process.

- Check out loan options that best suit you. Talk to financial institutions, mortgage companies and/or savings and loan institutions to look at what kinds of loans are available and compare rates.
- If you are a first time home buyer you may qualify for mortgage programs with little money down, low interest rates or federal programs that give beneficial rates.
- Having a reduced debt load and a good credit history will be helpful in getting a better loan rate.
- When you have settled on a type of loan and a loan institution, get pre-approved and get a pre approval letter. To do this, a loan officer will review your credit files and discuss with you how much you can borrow. This will help you know the price range you can consider when shopping.
- Show your pre-approval letter to your real estate agent when you begin shopping for a home.



Common Ways of Holding Title

Title to real property may be held by a single individual or entity, known as Sole and/or Separate Ownership, or by two or more individuals and/or entities known as Co-Ownership. Following is a brief list of common ways to hold title. Ownership and tenure of title varies by state. Remember, it is important to distinguish the proper way to hold title to your property. You may want to consult with your Attorney or Tax Advisor for what form suits your particular circumstance and needs.

Sole Ownership

Sole ownership may be described as ownership by an individual or other entity capable of acquiring title. Examples of common vesting cases of sole ownership are:

1. A Single Man/Woman: A man or woman who is not legally married or in a domestic partnership. For example: Bruce Buyer, a single man.

2. A Married Man, Woman as His/ Her Sole and Separate Property: A married man or woman who wishes to acquire title in his or her name alone. The title company insuring title will require the spouse of the married man or woman acquiring title to specifically disclaim or relinquish his or her right, title and interest to the property. This establishes that both spouses want title to the property to be granted to one spouse as that spouse's sole and separate property. For example: Bruce Buyer, a married man, as his sole and separate property.

3. A Domestic Partner as His or Her Sole and Separate Property: A domestic partner who wishes to acquire title in his or her name alone. The title company insuring title will require the domestic partner of the person acquiring title to specifically disclaim or relinquish his or her right, title and interest to the property. This establishes that both domestic partners want title to the property to be granted to one partner as that person's sole and separate property. For example: Bruce Buyer, a registered domestic partner, as his sole and separate property.

To be recognized in the State of Nevada, individuals who are in a domestic partnership in another jurisdiction must complete and file a notarized Domestic Partnership Declaration form with the Secretary of State's Office. The individuals must attach a copy of their domestic partnership certificate to the Declaration form. The \$50 filing fee is waived (<http://nvsos.gov/index.aspx?page=269>).

Co-Ownership

Title to property owned by two or more persons may be vested in the following forms:

1. Community Property: A form of vesting title to property owned together by married persons or by domestic partners. Community property is distinguished from separate property, which is property acquired before marriage or before a domestic partnership, by separate gift or bequest, after legal separation, or which is agreed in writing to be owned by one spouse or domestic partner. Since community property is owned equally, both parties must sign all agreements and documents transferring or encumbering title.

2. Community Property with Right of Survivorship: A form of vesting title to property owned together by husband and wife or by domestic partners. This form of holding title shares many of the characteristics of community property but adds the benefit of the right of survivorship similar to title held in joint tenancy. There may be tax benefits for holding title in this manner. On the death of an owner, the decedent's interest ends and the survivor owns the property. For example: Bruce Buyer and Barbara Buyer, husband and wife, as community property with right of survivorship, or John Buyer and Bill Buyer, domestic partners, as community property with right of survivorship.

3. Joint Tenancy: A form of vesting title to property owned by two or more persons, who may or may not be married or domestic partners, in equal interests, subject to the right of survivorship in the surviving joint tenant(s). Title must have been acquired at the same time, by the same conveyance, and the document must expressly declare the intention to create a joint tenancy estate. When a joint tenant dies, title to the property is automatically conveyed by operation of law to the surviving joint tenant(s). Therefore, joint tenancy property is not subject to disposition by will. For example: Bruce Buyer, a married man and George Buyer, a single man, as joint tenants. Note: If a married person enters into a joint tenancy that does not include their spouse, the title company insuring title may require the spouse of the married man or woman acquiring title to specifically consent to the joint tenancy. The same rules will apply for domestic partners.

4. Tenancy in Common: A form of vesting title to property owned by any two or more individuals in undivided fractional interests. These fractional interests may be unequal in quantity or duration and may arise at different times. Each tenant in common owns a share of the property, is entitled to a comparable portion of the income from the property and must bear an equivalent share of expenses. Each co-tenant may sell, lease or will to his/her heir that share of the property belonging to him/her. For example: Bruce Buyer, a single man, as to an undivided 3/4 interest and Penny Purchaser, a single woman, as to an undivided 1/4 interest, as tenants in common.

Other ways of vesting title include as:

1. A Corporation: A corporation is a legal entity, created under state law, consisting of one or more shareholders but regarded under law as having an existence and personality separate from such shareholders.

2. A Partnership: A partnership is an association of two or more persons who can carry on business for profit as co-owners, as governed by the Uniform Partnership Act. A partnership may hold title to real property in the name of the partnership.

3. Trustees of a Trust: A Trust is an arrangement whereby legal title to property is transferred by the grantor to a person called a trustee, to be held and managed by that person for the benefit of the people specified in the trust agreement, called the beneficiaries. A trust is generally not an entity that can hold title in its own name. Instead title is often vested in the trustee of the trust. For example: Bruce Buyer trustee of the Buyer Family Trust.

4. Limited Liability Companies (LLC): This form of ownership is a legal entity and is similar to both the corporation and the partnership. The operating agreement will determine how the LLC functions and is taxed. Like the corporation its existence is separate from its owners

03

Sellers: Preparing Your House For Sale

Selecting a Real Estate Agent

Most homebuyers enlist the services of a real estate agent or broker to help them with this complex transaction. A real estate agent is a person licensed by the state to handle real estate sales. A broker, also licensed by the state, is the person who may own a real estate company or has overall responsibility for the agent's actions.

The buyer's agent is generally paid a commission or percentage of the sale by the seller. This person can research homes in your price range and with your specific needs in mind. Agents can preview the homes for you narrowing the list for you to see. They will assist you in negotiations when you are ready to make an offer on a house. The agent will prepare up a contract that presents your offer and any conditions you require. The agent presents the offer to the seller or their agent and negotiates any counter offers between you and the seller.

Selecting a Realtor®

Selling a home can be a complicated process, so there are many reasons why you should use a qualified realtor:

- They will assist you with negotiations with the buyer
- They know the market and can help you set a reasonable price
- They have better resources for locating buyers and information on recent sale prices of homes around you
- They have a broader range of advertising options
- They can screen for buyers who are financially able to purchase your home
- They may save you time

Sellers

Preparing your house to sell can make a big difference in how your house is perceived by a potential buyer. First impressions are lasting - having your house in good condition could get you a higher price for the property and help to sell it faster.

Showing The Interior

Consider the following:

- Clean the kitchen and bathrooms
- Remove any excess clutter or large furniture (this includes the garage)
- Fix cracked windows, stained ceilings, wall marks
- Keep counter tops cleared
- Clean or replace carpeting
- Clean every room of the house
- Showcase attic and closets
- Repair any holes in the walls, wallpaper or paint
- Inspect and repair the plumbing, heating, cooling, alarm systems
- Open draperies and curtains for natural light
- Repair sticking doors, windows, drawers, dripping faucets, replace lightbulbs, etc.

Showing The Exterior

Consider the following:

- Keep hedges trimmed
- Make sure your lawn and landscape is nicely manicured and weeded
- Check the foundation, steps, walkways, walls and patios for cracks
- Inspect for peeling paint and fix
- Clean gutters
- Paint the front door
- Make sure the fence is in good condition
- Make sure that your doorbell works
- Touch up or repaint, preferably in neutral colors



04

The Offer Process

Buyers

Offers and Counter Offers

You have found a perfect home that fits all your criteria and your price range. Now you're ready to make an offer! You and your real estate agent can discuss what is the best offer to make. Your agent can help you decide, as well as write up an offer and present it to the seller's agent or the seller with your terms and conditions. If your offer is accepted, you will now want to make an earnest money deposit.

Earnest Money

Earnest money is a good faith deposit, but not to be confused with a down payment. When a buyer executes a purchase contract, the contract specifies how much money the buyer is initially putting up to secure the contract, to show "good faith," and how much money all together will be deposited as a down payment (the earnest money is typically credited toward your down payment).

Negotiations

Now that you have submitted your offer and your earnest money deposit you will begin the negotiation stage with the seller or their agent. Generally, your agent will handle this phase and advise you if your offer has been accepted as is, or if the seller has rejected your offer and is making a counter offer. Once your negotiation is complete and your final offer is accepted, you will enter into the next phase, which is the escrow process.

Some things that may be negotiated, include:

- Final sale price
- The inspections to be done
- Who will pay what closing costs
- When the closing date will be and when the transfer of ownership will occur
- Special considerations of things to be included or excluded from the sale
- Special considerations such as carpet replacement or roof repair that are not part of an inspection

Inspections

You may want to consider the following types of inspections to be requested as part of your negotiations. Once an offer is accepted the inspections can be done and any findings will be resolved before closing. Note: these vary by state and by county. Check with your agent for more details about the inspection and costs.

Structural Pest Control Inspection

A "termite report" is conducted by a licensed inspector. The inspector provides a pest report which analyzes the wood damage that may be present, including fungi or dry rot.

Physical Inspection

Typically done by a general home inspector, a physical inspection is a visual review of the overall condition of the property.

Geological Inspection

The purpose of this inspection is to evaluate the soil conditions at the home. Typically done by a geotechnical engineer, it involves physically inspecting the property and researching past geological activity in the area.

Other Inspections (if applicable)

Property hazard disclosure report
Hazardous materials
Well and septic
Water conservation
Structural engineering
Chimney inspection

Heating and air conditioning
Zoning and building permit compliance
Energy audit
Roof inspection
Pool/spa inspection



05

Escrow & Closing

Opening The Escrow

After the buyer and seller agree to terms of a sale, the transaction goes into escrow, which can take several weeks (30-45 days or more) to reach closing. Escrow can be opened by the buyer or the seller's real estate agent. The escrow agent and their company act as a neutral third party for serving as custodian for funds and documents, providing a clearing house for payment of demands and performing clerical details for the closing.

What the Escrow Company Does

When the escrow is opened, an order for a preliminary report/commitment is placed with the title company, which shows ownership of a parcel of land and recorded matters that are relative to the property. Then a plan is set for the necessary action and documents required, such as demands for satisfaction of liens, instructions for recording documents and other requirements of the new lender. In most areas, buyers and sellers instructions are prepared for signature from the information gathered.

Escrow Instructions and Your Closing

Your escrow officer or real estate agent will contact both the buyer and seller for an appointment to sign escrow instructions and supporting documents.

Bring a legal form of identification with you, such as a current driver's license, passport or ID card (military or state). At this time you will normally be advised of the amount of money you will need to deposit and/or receive depending on if you are the buyer or seller.

When the instructions from all parties have been executed, escrow is ready to close. At that time all required funds have been receipted into escrow, the documents are recorded, funds disbursed and the policy of the title insurance is issued.

If you are the buyer, you will be informed about the disbursement of keys by the real estate agent or seller.

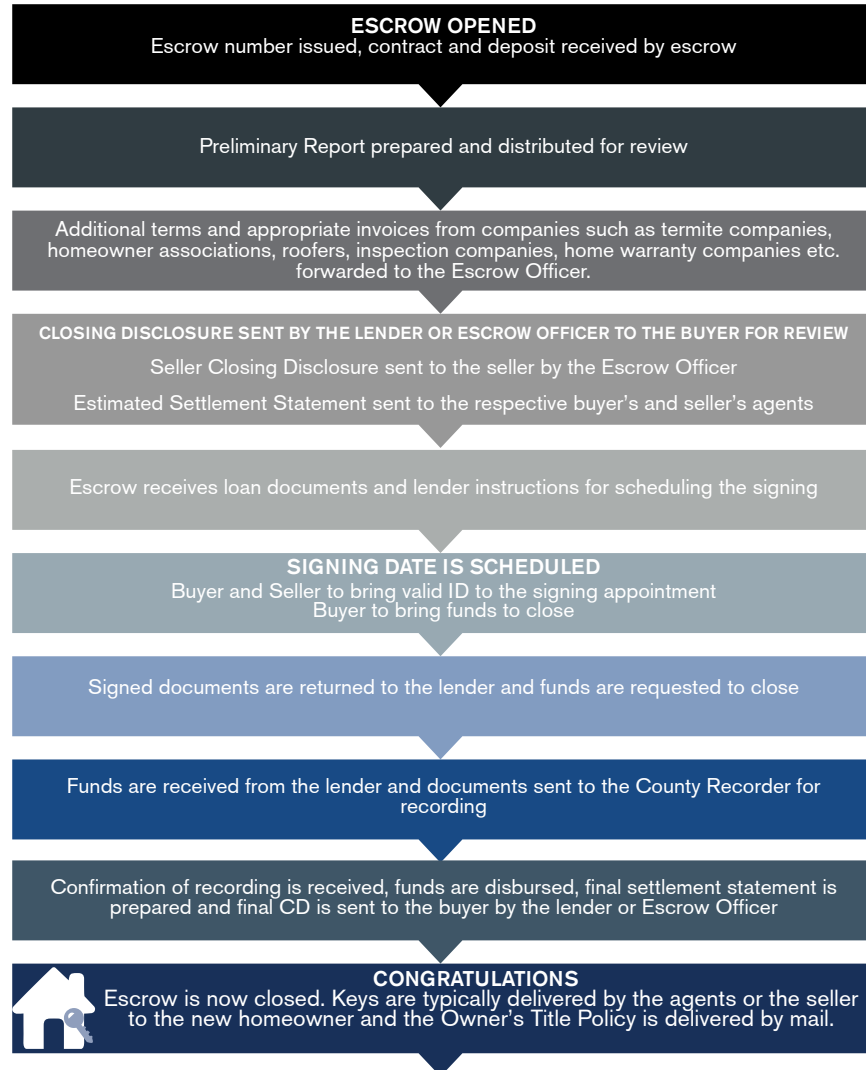
If you are the seller, upon receipt of the proper documentation and releases, the escrow officer will disburse the reserved funds, including the seller's payment.

As of October 3, 2015 the closing process has changed.

The Consumer Financial Protection Bureau (CFPB) created the TILA-RESPA Integrated Disclosure (TRID) Rule to improve mortgage disclosure forms to make it easier for consumers to understand the terms of their loans and closing costs. In order to ensure a timely closing, it is more important than ever that you communicate with your lender, real estate agent and escrow officer.

ESCROW PROCESS

For loan applications taken after October 3, 2015 the buyer/consumer must receive the new Closing Disclosure (CD) at least three business days prior to the date the buyer/consumer is scheduled to sign the loan documents.



TRID TERMS

Closing Disclosure – The five-page Closing Disclosure, also referred to as CD, must be provided to the consumer three business days before they close on the loan. The Closing Disclosure details all of the costs associated with their mortgage transaction.

Consummation – Consummation is not the same thing as closing or settlement. Consummation occurs when the consumer becomes legally obligated to the creditor on the loan, not, for example, when the consumer becomes contractually obligated to a seller on a real estate transaction.

Loan Estimate – A three-page Loan Estimate (also called LE) must be provided to the consumer no later than three business days after they submit a loan application for most mortgages. The Loan Estimate provides information about key features, costs and risks of the mortgage loan for which the consumer is applying.

Redisclosure – For covered transactions under the TILA-RESPA Integrated Disclosure (TRID) Rule and under very specific circumstances, the Loan Estimate and/or the Closing Disclosure may be revised and delivered to the consumer.

Three Day Review Period – For covered transactions under the TRID Rule the creditor is generally required to ensure that the consumer (borrower) receives the Closing Disclosure no later than three business days prior to the consummation of the loan.



Top 10 Things Consumers Should Know About the Closing Process

1) Time is of the Essence

- To avoid delays or a postponement of your closing, be sure to respond to lender and escrow officer requests immediately.
- Work closely with your lender, real estate agent and escrow officer to avoid delays.

2) You Have a Choice

- When it comes to service providers associated with your closing, you have a choice. This includes the company that will close your transaction and most inspectors, just to name a few. In certain areas, the seller will pay for some closing costs and thus will be entitled to select the vendor(s).
- Talk to your lender, real estate agent and escrow officer to obtain additional information about the various service providers and fees.

3) Protecting your Information – Secured Emails

- As an additional security measure to protect your non-public personal information, you may receive secured emails from your lender and escrow officer.
- You will need to follow the instructions for retrieving that information (which will likely require you to create an account) and make sure that you return any information through the secured email system.

4) Loan Estimate (LE)

- The Loan Estimate (LE) will be sent to you within three days of your loan application. You may receive multiple copies of the LE if there are any changes in circumstance(s).
- The terms provided on the LE will also appear on the Closing Disclosure (CD). Lenders are required to explain any changes in fees on the CD.

5) Preparing for Closing

- Approximately 10 – 14 days before you are scheduled to sign your documents you should be prepared to communicate with your lender, real estate agent and escrow officer. It will be important for you to provide your hazard insurance information.
- NOTE: Wiring instructions will be subject to strict verifications to prevent fraud. Discuss this with your closing professionals well in advance.

6) Closing Disclosure (CD)

- A closing statement called the Closing Disclosure (CD) will be used for most loan applications taken on and after October 3, 2015. The CD will be sent directly to you (buyer/consumer) and not your real estate agent.
- The CD is designed to make it easy for you to understand the terms of your loan.

7) Three-Day Review Period

- The Closing Disclosure (CD) must be delivered to you (buyer/consumer) at least three business days prior to signing the documents.
- If the CD is delivered via email it is important to acknowledge receipt to avoid additional delays.
- The CD may also be mailed seven days in advance and does not require proof of receipt.
- This time allows you to share it with your agent, attorney and/or financial advisor and ask questions or get clarification from your lender about the terms and conditions of your loan.

8) Lenders Title Insurance Policy

- Lenders typically require their borrowers to purchase a Lender's Policy of Title Insurance for the purchase loan(s).
- The fees are usually based on the amount of the loan(s).
- A lender's policy protects only the lender's interests should a problem with the title arise.

9) Owner's Title Insurance Policy

- Research the value and importance of an Owner's Title Insurance Policy early on in the process of obtaining a loan and closing on the purchase of your home.
- Homebuyers often assume that the Lender's Title Insurance Policy protects them from challenges to their ownership rights in the property being acquired. This is not the case. Instead, the homebuyer's interests are protected by an Owner's Title Insurance Policy. This insurance coverage typically protects against adverse matters such as ownership challenges, errors and omissions in deeds, forgery, and undisclosed heirs, among other things. It also provides coverage for the attorney's fees that arise where legal challenges to your property's ownership occur. Its cost is typically based on the home's total purchase price, and is a one-time fee paid at closing.

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10) Ask Questions

- This is one of the most important purchases of your life. Do not be afraid to ask questions of your lender, real estate agent and escrow officer.

Consumers are given **more time** to consider their options because the **closing disclosure form is now provided three days before the closing**



06

Title Insurance

What Is Title Insurance?

Title insurance is an agreement to indemnify against damage or loss from a defect in title as evidenced by a policy of title insurance to a specific parcel or real property. Following a search and examination of public records and in exchange for a premium paid, title insurance companies will assume the risk that title to a parcel of real property is as stated to be in the policy of title insurance.

Types of Title Insurance (Policies)

Owner's Policy:

Insures an owner of any type of real property against loss by reason of those matters covered under the policy of insurance for as long as they own the property. There are several versions of each policy. Consult with your Real Estate Professional to determine which policy is best for you.

Lender's Policy:

Insures the priority of the lender's security interest over claims that others may have in the property.

Title Companies – What they handle

Title companies provide services to buyers, sellers, real estate developers, builders, mortgage lenders and others who have an interest in the real estate transaction. Title companies provide assurances that the transfer of title takes place efficiently and that your interests as an insured are protected under the terms and conditions of the policy.

Title insurance is different from many other types of insurances (casualty, auto, etc.). These other types of insurances assume risks by providing financial protection for losses arising from an unforeseen future event such as a fire, theft or accident. With title insurance, risks are examined and mitigated before the property changes hands.

Refinancing: Why Lenders Require Title Insurance

Your lender will want to insure that your new loan is protected by title insurance, just as the original lender required. Even if you already purchased a lender's policy, the policy remains in force only during the life of the loan that was insured. So, if you refinance, the old loan is paid off and a new loan is issued with a new title insurance policy. You will not need to purchase a new owner's policy of title insurance.

Is an Owner's Policy Worth the Investment?

Title Insurance is based on loss prevention. A typical title search involves searching public records as well as our own Title Plant. No other insurance does this level of due diligence before issuing a policy.

When there is a claim against the title policy it is often due to a title defect that was undetected during the title search. The most common problems are FRAUD and FORGERY. When there is a loss it is usually significant and oftentimes in the hundreds of thousands of dollars.

Some of the Risks Covered By Title Insurance Policy

The following are risks covered by a Homeowner's form of title insurance policy (subject to insuring provisions, exclusions, exceptions and the conditions and stipulations):

- Someone else claims to have rights affecting your title arising out of forgery, fraud or impersonation.
- Someone else owns an interest in your title or has a recorded lien or encumbrance on your title.
- Someone else has rights affecting your title arising out of leases, contracts or options.
- Someone else has an easement on the land or recorded right to limit your use of the land.
- You are forced to correct or remove an existing violation of any covenant, condition or restriction affecting the land.
- Because of an existing violation of a subdivision law or regulation affecting the land:
 - You are unable to obtain a building permit.
 - You are forced to correct or remove the violation.
 - Someone else has a legal right to, and does, refuse to perform a contract to purchase the land, lease it or make a mortgage loan on it.
- You are forced to remove or remedy your existing structures, or any part of them, because any portion was built without obtaining a building permit or because they violate existing zoning law or zoning regulation.
- Your existing improvements made after the policy date, including lawns, shrubbery or trees, are damaged because of the future exercise of a right to use the surface of the land for the extraction development of minerals, water or any other substance.
- Someone else tried to enforce a discriminatory covenant, condition or restriction which is based upon race, color, religion, gender, handicap, familial status or national origin.
- A document upon which your title is based is invalid because it was not properly signed, sealed, acknowledged, delivered or recorded.
- The residence with the address shown is not located on the land.

07

Closing Costs & Taxes

The buyer and seller will pay “closing” or settlement costs, an accumulation of separate charges paid to different entities for the professional services associated with the buying and selling of property.

Some closing costs might include real estate commissions, appraisal fees, loan fees, escrow charges, advance payments like property taxes (city and county), hazard insurance, title insurance, pest inspections, etc.

Keep in mind that your closing funds should be in the form of a cashier's check made payable to the title company or escrow office in the amount requested, or by wired funds.



Examples of Additional Closing Costs:

Title insurance premiums	Real estate commission
Escrow and notary fees	Documentation preparation fee for transferred deed
Documentation preparation fee	Fire insurance premium for first year impounds, if applicable
Recording charges for all documents in buyer's name	Payoff all loans in seller's name (or existing loan balance if being assumed by buyer)
Interest on new loan from date of funding to 30 days prior to first payment	Interest accrued to lender being paid off, statement fees, reconveyance fees and any prepayment penalties
Inspection fees (property, roof, geological)	Termite work (according to contract)
All new loan charges (except those required by lender for seller to pay)	Natural hazard disclosure report
Tax proration from date of acquisition	Any judgments, delinquent taxes, tax liens, etc. against seller
Assumption/change of record fees for take over of existing loan	Tax proration (for any unpaid taxes)
Beneficiary statement fee for assumption of existing loan	Recording charges to clear all documents of record against seller
Homeowners association transfer fee	Any bonds or assessments
Home warranty (according to contract)	Any unpaid homeowners dues, homeowners document and demand fees
Any city transfer tax/conveyance tax (per custom)*	Documentary transfer tax



08

Real Estate Dictionary

Old Republic Title offers this dictionary as a reference tool for individuals and organizations in the real estate community. We hope you find useful its brief definitions of real estate-related terminology. We welcome the opportunity to be of service to you. Old Republic Title – your single source for answers to today's title insurance questions.

Why Old Republic Title?

Old Republic Title has been a respected member of the American title insurance community for over 100 years. Our experienced title professionals would be pleased to answer any questions regarding title insurance or entries in this dictionary. You also may access oldrepublictitle.com for a thorough overview of our capabilities.

A

Abstract of Title: A condensed history or summary of all transactions affecting a particular tract of land.

Access: The legal right to enter and leave a tract of land from a public way. Can include the right to enter and leave over the land of another.

Accretion: The slow buildup of land by natural forces such as wind or water.

Adjustable Rate Mortgage (ARM): A residential mortgage that has an interest rate that is subject to change. The times of adjustment are agreed upon at the inception of the loan.

Administrator: A person appointed by a probate court to settle the affairs of an individual dying without a will. The term is "administratrix" if such a person is a woman. Also see "Personal Representative."

Adverse Possession: A claim made against the land of another by virtue of open and notorious possession of said land by the claimant.

Affidavit: A sworn statement in writing.

Agent: A person or company that has the power to act on behalf of another or to transact business for another, e.g., a title agent under contract with Old Republic Title is an agent solely for the purpose of issuing policies of title insurance and other title insurance products.

Air Rights: The right to ownership of everything above the physical surface of the land.

ALTA: American Land Title Association, a national association of title insurance companies, abstractors and attorneys specializing in real property law. Its headquarters are in Washington, D.C.

Annual Percentage Rate (APR): An expression of the percentage relationship of the total finance charges to the total amount to be financed as required under the federal Truth-in-Lending Act.

Appraisal: A written opinion of market value based upon a factual analysis of relevant local market information.



Appurtenance: Anything so annexed to land or used with it that it will pass with the conveyance of the land.

ARM: Adjustable Rate Mortgage.
Also see "Variable Rate Mortgage."

Assessment: The imposition of a tax, charge or levy, usually according to established rates.

Assessor: A public official who evaluates property for the purpose of taxation.

Assignee: One to whom a transfer of interest is made. For example, the assignee of a mortgage or contract.

Assignor: One who makes an assignment. For example, the assignor of a mortgage or contract.

Assumable Mortgage: A mortgage which, by its terms, allows a new owner to take over its obligations.

Attachment: Legal seizure of property to force payment of a debt.

Attorney in Fact: One who holds a power of attorney from another, allowing him or her to execute legal documents such as deeds, mortgages, etc., on behalf of the grantor of the power.

B

Balloon Mortgage: A mortgage that is amortized over a specific period of years, but requires a lump-sum payment in full at an earlier date.

Bankruptcy: A federal court proceeding in which debtors may be relieved of liability for their debts after surrender of their nonexempt assets to a court-appointed trustee.

Bureau of Land Management: The branch of government in charge of surveying and managing public land.

C

CC&R's: Covenants, Conditions and Restrictions.
Also see "Conditions and Restrictions."

Changed Circumstance: In accordance with the TRID Rule, events which allow a creditor to revise a Loan Estimate or a Closing Disclosure include: (i) an extraordinary event beyond the control of any interested party or other unexpected event specific to the consumer or transaction; (ii) information specific to the consumer or transaction that the creditor relied upon when providing the Loan Estimate and that was inaccurate or changed after the disclosures were provided; (iii) new information specific to the consumer or transaction that the creditor did not rely on when providing the Loan Estimate; (iv) revisions requested by the consumer; (v) when the Loan Estimate expires; or (vi) on the day of the rate lock.

Chain of Title: A term applied to the past series of transactions and documents affecting the title to a particular parcel of land.

Cloud on Title: An irregularity, possible claim, or encumbrance which, if valid, would affect or impair the title.

Closing: Also known as "escrow" or "settlement." The process of executing legally binding documents, such as deeds and mortgages, most commonly associated with the purchase of real estate and the borrowing of money to assist in the purchase.

Closing Costs: Expenses for services incidental to a sale of real estate, such as sales commissions, loan fees, title fees, appraisal fees, etc.

Closing Disclosure: The five-page Closing Disclosure, also referred to as CD, must be provided to the consumer three business days before they close on the loan. The Closing Disclosure details all of the costs associated with the mortgage transaction.

Closing Statement: A summation, in the form of a balance sheet, made at a closing showing the amounts of debits and credits to which each party to a real estate transaction is entitled.

Clouded Title: An encumbered title.

Coinsurance: A form of insurance underwritten by two or more title insurers sharing a single risk under separate title insurance policies in proportional amounts.

Common Interest Community (CIC): Ownership characterized by mutual ownership of common areas, either jointly or through membership in an association, e.g., condominiums, planned unit developments and townhomes.

Condemnation: Taking private property for public use through court proceedings.
Also see "Eminent Domain."

C (Continued)

Condition or Conditions: A proviso in a deed, will or other instrument that, upon the happening or failure to happen of a certain event, limits, enlarges, changes or terminates the title of the purchaser or devisee.

Conditions and Restrictions: Limitations placed on the use and enjoyment of land. May include penalties for failure to comply. These are found most often on condominiums and planned unit developments.

Condominium: A system of individual fee ownership of units in a multi-unit structure, combined with joint ownership of common areas of the structure and land.

Conservator: See "Guardian."

Consummation: Consummation is not the same thing as closing or settlement. Consummation occurs when the consumer becomes legally obligated to the creditor on the loan, not, for example, when the consumer becomes contractually obligated to a seller on a real estate transaction.

Consumer's Intent to Proceed: Unless a particular manner of communication is required by the creditor, a consumer indicates intent to proceed with the transaction when the consumer communicates, in any manner, that the consumer chooses to proceed after the Loan Estimate has been delivered. This may include (i) oral communication in person immediately upon delivery of the Loan Estimate; or (ii) oral communication over the phone, written communication via email, or signing a preprinted form after receipt of the Loan Estimate. A consumer's silence is not indicative of intent to proceed.

Contract for Deed: An agreement to sell and purchase, under which title is held as security by the seller until such time as the required payments to the seller have been completed.

Convey: The act of deeding or transferring title to another.

Conveyance: An instrument by which title is transferred, e.g., a deed. Also the act of transferring title.

Covenant: An agreement written into deeds and other instruments promising performance or nonperformance of certain acts, or stipulating certain uses or non-uses of the property.

Cul-de-Sac: The terminus of a street or alley. Usually laid out by modern engineers to provide a circular turnaround for vehicles.

D

Deed: A written document by which the ownership of land is transferred from one person to another.

Deed of Trust: An instrument used in many states in place of a mortgage. Property is transferred to a trustee by the trustor (borrower), in favor of the beneficiary (lender) and reconveyed (satisfied) upon payment in full.

Devise: The disposition of real property by will.

Due-on-Sale Clause: Provision in a mortgage or deed of trust which requires loan to be paid in full if property is sold or transferred.

E

Earnest Money: Advance payment of part of the purchase price to bind a contract for property.

Easement: An interest in land owned by another that entitles its holder to a specific limited use, such as laying a sewer, putting up electric power lines or crossing the property. Also see "Right of Way."

Egress: The right to leave a tract of land.

Eminent Domain: The power of the state to take private property for public use upon payment of just compensation.

Encroachment: A trespass or intrusion onto another's property, usually by a structure, wall or fence.

Encryption: The conversion of data into a form that cannot be easily understood by unauthorized people. The process of encoding a message so that it can be read only by the sender and the intended recipient. Encryption is the most effective way to achieve data security.

Encumber: To burden a parcel of land with a lien or charge.

Encumbrance: A lien, liability or charge upon a parcel of land, e.g. a mortgage or easement.

Escheat: A reversion of property to the state in those cases where an individual dies without heirs or devisees, and, in some states, without a will.

Escrow: A procedure whereby a disinterested third party handles legal documents and funds on behalf of a seller and buyer, and delivers them upon performance by the parties.

Estate: A person's possessions. The extent of a person's interest in real property.

Examination of Title: The investigation and interpretation of the record title to real property based on the title search or abstract.

Exception: In legal descriptions, that portion of land to be deleted or excluded. The term often is used in a different sense to mean an encumbrance on title, excluded from coverage in a title insurance policy.



E (Continued)

Executor: A person appointed by the probate court to carry out the terms of a will. The term is "executrix" if that person is a woman.
Also see "Personal Representative."

F

Fannie Mae: Federal National Mortgage Association (also FNMA) is a private corporation, federally chartered to provide financial products and services that increase the availability and affordability of housing by purchasing mortgage loans.

Fee Simple Estate: The greatest possible estate in land where the title is held completely and without any limitations or conditions. Sometimes designated simply as "Fee."

Financing Statement: A document filed with the Register of Deeds or Secretary of State to give notice that a creditor (lender) has or may have a security interest in the personal property of the debtor (borrower).

Fixed Rate Mortgage: A mortgage on which the same rate of interest is charged for the life of the mortgage.

Fixtures: Any item of property so attached to real property that it becomes a part of the real property.

Flood Certification: A common term for a Federal Emergency Management Agency (FEMA) Standard Flood Hazard Determination Form (SFHDF). This determines whether land or a building is located within a Special Flood Hazard Area for purposes of flood insurance requirements under the National Flood Insurance Program.

Forfeiture of Title: Provision in a deed creating a condition which will cause title to be passed to another, should certain circumstances occur.

Freddie Mac: Federal Home Loan Mortgage Corporation (also FHLMC) is a stockholder-owned corporation chartered by Congress that purchases mortgage loans.

G

Ginnie Mae: Government National Mortgage Association (also GNMA) is a wholly owned United States corporation that guarantees privately issued securities backed by pools of mortgages insured by FHA (Federal Housing Administration), FMHA (Farmers Home Administration) or VA (Veterans Administration).

Graduated Payment Mortgage: A loan in which monthly payments are relatively small in the beginning and gradually increase in dollar amount over the life of the mortgage.

Grantee: A person who acquires an interest in land by deed, grant or other written instrument.

Grantor: A person, who, by a written instrument, transfers to another an interest in land.

Guardian: One appointed by the court to administer the affairs of an individual not capable of administering his or her own affairs.

H

Harbor Line: An arbitrary line set by authorities on navigable rivers, beyond which wharves and other structures may not be built. Also designated as line of navigation.

Hazard Insurance: Insurance protecting a property owner against loss, such as: fire, windstorm, lightning, hail, explosion, riot, smoke, property damage, flood or mudslide. It is usually purchased as part of the Homeowner's Insurance Policy.

Heir: One who might inherit or succeed to an interest in land of an individual who dies without leaving a will (intestate).

Home Equity Conversion Mortgage: A reverse or reverse annuity mortgage in which HUD, through FHA, guarantees that the borrower will receive monthly payments from the insurer (FHA), in the event the lender is unable to make payments to the borrower.

Home Equity Line of Credit (HELOC): A loan in which the lender agrees to lend a maximum amount within an agreed period (called a term), where the collateral is the borrower's equity in his/her house.

Homeowners Insurance: Insurance protection paying benefits for damage to improved real property or possessions in the home. Also provides liability coverage against accidents in the home or on the property.

HUD-1: The HUD-1 is a type of settlement statement which, prior to the TILA-RESPA Integrated Disclosure (TRID) Rule, was required for use with all federally related mortgage loans. It has been supplanted by the "Closing Disclosure" as a required form, but the HUD-1 will continue to be used for reverse mortgage and HELOC transactions. In addition, it may remain in use for some transactions that do not involve federally related mortgage loans since it functions well as a balance sheet of the settlement.

I

Improvements: Those additions to raw land tending to increase value, such as buildings, streets, sewer, etc.

Indemnify: To make payment for a loss or to hold another harmless from loss.

Ingress: The right to enter a tract of land.

Insurance: A contract of indemnity against specified perils.

Interim Financing: Temporary or short-term loans. Often used with new construction. Usually replaced with permanent long-term financing.

Intestate: Designates the estate or condition of failing to leave a will at death. "To die intestate."

J

Joint Tenancy: An estate where two or more persons hold real estate jointly for life, the survivors to take the entire interest on the death of one of the joint tenants.

Judgment: A decree of a court. In practice, this is the lien or charge upon the land of a debtor resulting from the court's award of money to a creditor. Also see "Judgment Lien."

Judgment Docket: The record book of a County Clerk, where a judgment is entered in order that it may become a lien upon the property of the debtor.

Judgment Lien: The charge upon the land of a debtor resulting from the decree of a court properly entered into the judgment docket.

L

Land Contract: See "Contract for Deed."

Lease: A grant of the use of land for a term of years in consideration of the payment of a monthly or annual rental.

Lender's Policy: A form of title insurance policy which insures the validity, enforceability and priority of a lender's lien. This policy does not provide protection for the owner.

Lessee: One who takes land under a lease.

Lessor: One who grants land under a lease.

Lien: A hold, claim or charge allowed a creditor upon the land of a debtor. Some examples are mortgage liens, judgment liens and mechanics' liens.

Life Estate: A grant or reservation of the right of use, occupancy and ownership for the life of an individual.

Lis Pendens: A notice recorded in the official records of a county to indicate that a suit is pending affecting title to the land in the jurisdiction where the notice is recorded.

Loan Estimate: A three-page Loan Estimate (also called LE) must be provided to the consumer no later than three business days after they submit a loan application for most mortgages. The Loan Estimate provides information about key features, costs and risks of the mortgage loan for which the consumer is applying.

Loan Policy: See "Lender's Policy."

Loss Payable Clause: A clause in a contract of insurance which says any loss will be paid to two or more parties as their interest may appear. Usually the owner and the mortgage lender.

Lot: A part of a subdivision or block having fixed boundaries ascertainable by reference to a plat or survey.

M

Marketable Title: A good title about which there is not fair or reasonable doubt.

Mechanic's Lien: A lien allowed by statute to contractors, laborers and material suppliers on buildings or other structures upon which work has been performed or materials supplied.

Metes and Bounds: A description of land by courses and distances.

Mortgage: An instrument used to encumber land as security for a debt.

Mortgage Banker: A specialized lending institution that lends money solely with respect to real estate and secures its loans with mortgages on the real estate.

Mortgage Broker: A person or company that buys and sells mortgages for another on commission or who arranges for and negotiates mortgage contracts.

Mortgage Insurance: Insurance protecting against the nonpayment of, or default on, an individual mortgage or loan involved in a residential mortgage transaction. It protects the mortgage lender against loss incurred by a reason of nonpayment or mortgage default.

Mortgagee: The mortgage lender.

Mortgagee's Policy: See "Lender's Policy."

Mortgagor: The mortgage borrower.

N

Non-Public Personal Information (NPPI or NPI): Means “personally identifiable financial information” that is (i) provided by a consumer to a financial institution, (ii) about a consumer resulting from a transaction or service performed for the consumer, or (iii) otherwise obtained by the financial institution. Personally identifiable financial information includes any information obtained by a financial institution in connection with its provision of a “financial product or service,” even if the information is not typically considered financial in nature.

Notary: One authorized to take acknowledgments.

Note: The instrument evidencing the indebtedness. A note is usually secured by a security instrument such as a mortgage or deed of trust.

O

Origination Fee: The administrative fee charged by the lender to prepare loan documents, run credit checks, inspect and sometimes appraise a property, usually computed as a percentage of the face value of the loan.

Owner's Policy: A policy of title insurance, which insures a named owner against loss by reason of defects, liens and encumbrances not excepted to in the policy or unmarketability of the title. The company also agrees to defend covered claims made against the title.

Ownership: The right to possess and use property to the exclusion of others.

P

Patent: A document or grant by which the federal or state government originally transferred title to public land to an individual. The first in the series of transfers by which title comes down to present owners.

Personal Representative: A person appointed by the probate court to administer a decedent's estate.
Also see “Executor” or “Administrator.”

Plat or Plot: A map representing a piece of land subdivided into lots with streets shown thereon.

P.M.I.: Private Mortgage Insurance. An insurance contract which insures that the named lender will recover a specific percentage of the loan amount from the insurer in the event the loan goes bad.

Points: A one-time special fee or extra charge paid to a lender in order to secure a loan. Expressed as a percentage of face amount of mortgage.

Policy: See Title Insurance Policy.

Policyowner: The insured on a title insurance policy.

Power of Attorney: An instrument authorizing another to act on one's behalf in legal matters.

Power of Sale: A clause in a will, mortgage, deed of trust or trust agreement authorizing the sale or transfer of land in accordance with the terms of the clause.

Pre-Settlement Inspections: See “Walk Through.”

Prepayment Penalty: A clause in a mortgage or loan contract that says if the mortgage is prepaid within a certain time period, a penalty will be assessed. The penalty can be based on percentage of the remaining mortgage balance or some other calculation as described in the clause.

Premium Tax: A tax imposed on all premiums from the business of title insurance. Only applies in some states.

Privacy Rule: The GRAMM-LEACH-BLILEY ACT requires financial institutions (which includes title insurance companies) to give notice to all of their “customers” about their privacy practices. The Privacy Policy is a “clear and conspicuous” written notice describing their privacy policies and practices.

Prorate: To allocate between seller and buyer their proportionate share of an obligation paid or due. For example, a proration of real property taxes or fire insurance premiums.

Q

Quiet Title: An action in a proper court to remove record defects or possible claims of other parties named in the action.

R

Range: A part of the government survey, being a strip of land six miles in width, and numbered east or west of the principal meridian.

Real Property: Land, together with fixtures, improvements and appurtenances.

R (Continued)

REALTOR®: A federally registered collective membership mark which identifies a real estate professional who is a member of the National Association of REALTORS® and subscribes to its strict Code of Ethics.

Realty: A brief term for real property.

Redeem: Literally “to buy back.” The act of buying back land after a mortgage foreclosure, tax foreclosure, or other execution sale.

Redisclosure: For covered transaction under the TILA-RESPA Integrated Disclosure (TRID) Rule and under very specific circumstances, the Loan Estimate and/or the Closing Disclosure may be revised and delivered to the consumer.

Registered Land: See “Torrens Title.”

Reinsurance: To insure again by transferring to another insurance company all or part of an assumed liability, thus spreading the loss risk any one company has to carry.

Reverse or Reverse Annuity Mortgage: A mortgage for which the borrower pledges home equity in return for regular (monthly) payments, rather than a lump sum distribution of loan proceeds. Repayment is usually not required until the home is sold or the borrower's estate is settled, provided the borrower continues to live in the home and keeps current all taxes and insurance. Also see “Home Equity Conversion Mortgage.”

Right of Way: The right which one has to pass across the land of another. An easement.

Riparian: Rights to use of waterways in adjoining lakes or rivers.

S

Second Mortgage: A second loan on real estate that already has a mortgage. It is subordinate to the first mortgage.

Section or Section of Land: A parcel of land comprising approximately one square mile or 640 acres.

Set Back Lines: Those lines which delineate the required distances for the location of structures in relation to the perimeter of the property.

Sub-Surface Right: The right of ownership to things lying beneath the physical surface of the property.

Survey: The process of measuring land to determine its size, location and physical description, and the resulting drawing or map.

T

Tax Lien: A lien for real property taxes. Attaches only to the property upon which the taxes are due in most jurisdictions. It may be foreclosed for nonpayment.

Tenancy by the Entirety: Ownership by married persons. Each owns the entire estate, with the survivor taking the whole upon the other's death.

Tenancy in Common: An estate or interest in land held by two or more persons, each having equal rights of possession and enjoyment, but without any right of succession by survivorship between the owners.

Tenant: Any person occupying real property with the owner's permission.

Testament: Another term for a will. Commonly referred to as “last will and testament.”

Testate: The state or condition of leaving a will at death. “To die testate.”

Testator: A man who makes or has made a testament or will.

Testatrix: A woman who makes or has made a testament or will.

Three-Day Review Period: For covered transactions under the TILA-RESPA Integrated Disclosure (TRID) Rule the creditor is generally required to ensure that the consumer (borrower) receives the Closing Disclosure no later than three business days prior to the consummation of the loan.

Title: (i) ownership of real property, which stands against the right of anyone else to claim the property; (ii) the evidence of right which a person has to the ownership and possession of land.

Title Agent: See “Agent.”

Title Defect: Any legal right held by others to claim property or to make demands upon the owner.

Title Commitment: A report issued by a title insurance company or its agent, committing the title insurance company to issue the form of policy designated in the commitment upon compliance with and satisfaction of requirements set forth in the commitment.

Title Examination: To peruse and study the instruments in a chain of title and to determine their effect and condition in order to reach a conclusion as to the status of the title.

Title Insurance Underwriter: An insurance company that issues insurance policies either to the public or to another insurer.

T (Continued)

Title Insurance: An agreement to indemnify the insured against loss arising from a covered defect in title to a particular parcel of real property, which is typically issued to both the buyer to protect their property rights (through an owner's title insurance policy), and the lender to protect its lien rights (through a lender's title insurance policy).

Title Insurance Policy: A written contract of title insurance.

Title Plant: The total facilities: records, equipment, fixtures, and personnel: required to function as a title insurance operation in some parts of the country. Technically, the organization of official records affecting real property into a system, which allows quick and efficient recovery of title information.

Title Search: An examination of public records, laws and court decisions to disclose the current facts regarding ownership of real estate.

Tolerances: See "Variances."

Torrens Title: A system whereby, after court proceedings, a certificate is issued setting forth the extent of the applicant's estate in land, subject to the exceptions shown.

Total Interest Percentage (TIP): The total amount of interest that the consumer will pay over the life of the loan as a percentage of the principal of the loan, assuming the consumer makes each monthly payment in full and on time, and does not make any overpayments.

Total Loan Costs: Fees the lender charges to make the loan, as well as fees paid to providers selected by the lender and fees paid to providers chosen by the borrower. Total Loan Costs are found under Section D of the Loan Estimate.

Township: A division of territory approximately six miles square, containing approximately 36 sections or 36 square miles.

Tract: A particular parcel of land.

Trust: A property right held by one as a fiduciary for the benefit of another.

Trustee: A person holding property in trust as a fiduciary for the benefit of another.

V

Variable Rate Mortgage: A loan in which the interest rate fluctuates with the cost of funds or some other index.

Variances: The comparison made between fees and/or charges listed on the Loan Estimate (or Good Faith Estimate) and those listed on the final Closing Disclosure (or HUD-1). Not all fees are exposed to such scrutiny but for those that are the creditor/lender is held accountable for the excessive charges. There are two levels of tolerance based on the type of fee. Variance may also be referred to as Tolerance.

Vendee: A purchaser of real property under land contract.

Vendor: A seller of real property under land contract.

Vest: To pass to a person an immediate right or interest. Title may be said to vest in John Smith.

W

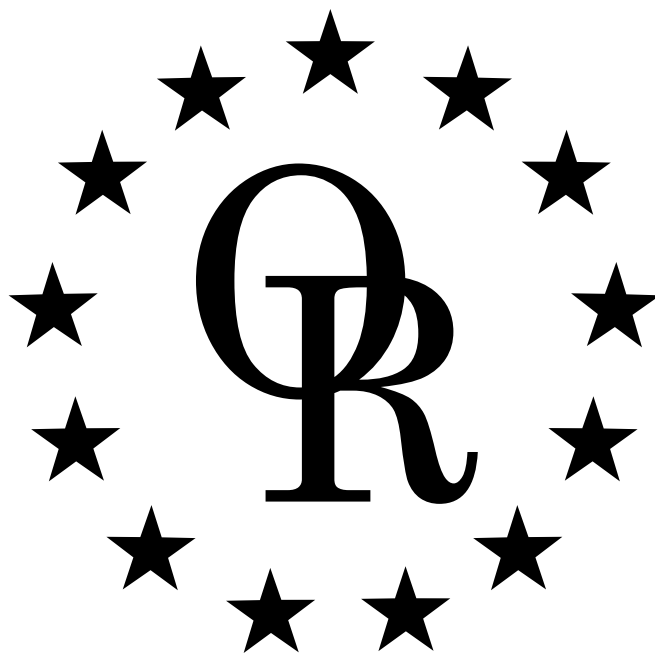
Walk Through: Depending on the terms of the contract of sale or based on local custom, a walk-through or pre-settlement inspection may be scheduled prior to settlement or closing of the transaction. The primary purpose of this type of inspection is to make certain the property is in the agreed-upon condition, repairs (if any) from the home inspection are complete, and to confirm that nothing has gone wrong with the property since the buyer's last viewing.

Warranty: A limited promise by the grantor of real property that he or she is the owner and will be responsible to the buyer if title is other than as represented.

Will: A written document providing for the distribution of property owned by a person after his or her death.

Z

Zoning: The right of a municipality to regulate and determine the compatible character and use of property.



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