

# What is title insurance?

Insurance against loss due to an unknown defect in a title or interest in real estate. Title insurance is issued after a careful examination by approved attorneys of the public records. But even the most thorough search cannot absolutely assure that no title hazards are present, despite the knowledge and experience of professional title examiners. In addition to matters shown by public records, other title problems may exist that cannot be disclosed in a search, such as:

- Mistakes in recording of legal documents
- Forged deeds, releases or wills
- Undisclosed or missing heirs, including spouses;
- Deed by persons of unsound minds

If you have questions about Title Insurance and its purpose, please do not hesitate to call us. You should also feel free to click on the links that we have provided to the major title insurance underwriters. Their state counsels will be glad to answer any title insurance coverage questions you might have.