



Commonwealth

A LANDAMERICA COMPANY

We have the **ADVANTAGE**, isn't it time you did?

The Advantage Policy provides valuable expanded title coverage for owners and lenders of one to four family residential property and owners of residential condominium units. Here is a comparison of the Advantage Policy with the standard (“ALTA”) coverage and the coverage afforded by other extended coverage policies:

COVERAGE	ALTA Traditional	Competitor's Extended Coverage Policies	ADVANTAGE
1. Title to the insured property described in the policy being other than as set forth therein.	√	√	√
2. Any defect in or lien or encumbrance on the title unless expressly excluded in the policy.	√	√	√
3. Unmarketability of the title.	√	√	√
4. Lack of a right of pedestrian and vehicular access to and from the land.		√	√
5. You cannot use the land because use as a single-family residence violates a restriction shown in the policy or an existing zoning law.		√	√
6. There are liens on your title, arising now or later, for labor and material furnished before the policy date that you did not agree to pay.		√	√
7. You are forced to remove your existing structure because it violates a restriction shown in the policy or violates an existing zoning law.		√	√
8. Inability to sell, mortgage or obtain a building permit because of existing subdivision law regulations (Maximum coverage: \$10,000.00)		√	√
➤ No deduction paid by owner for this coverage			√
9. Forgery of an instrument after the policy date by which someone else claims an interest or lien on your property.		√	√
10. Inability to sell or mortgage the property due to a violation of a restriction shown in the policy which happened before you become owner of the property.		√	√
11. Enforcement by others of a restriction shown on the policy because of a violation which happened before you became the owner of the property.		√	√
➤ No deductible paid by owner for this coverage			√
12. Loss of title due to a violation of a restriction shown in the policy, which violation happened before you became owner of the property.		√	√
13. Structures are built after the policy date which encroach onto your land.		√	√
14. You are forced to remove your existing structure because any portion of it was built without obtaining a proper building permit. (Maximum Coverage: \$25,000.00)		√	√
➤ No deductible paid by owner for this coverage.			√
15. The existing structure is damaged because another person:			√
(a) Extracts or develops minerals they own		√	√
(b) Takes water to which they have a right			√