



orders@magnoliatitlecompany.com

We're not your run-of-the-mill title company, we're here to build relationships and are passionate about delivering results. With expert consultation and support, we prioritize customer satisfaction and aim to be the premier choice for title insurance from the coast to the mountains of North Carolina. At Magnolia Title Company, we don't just provide a service, we provide an experience.

SERVICES

Available Monday- Friday 7am - 7pm

Multiple Underwriters in NC and SC

Unprecedented Title Counsel Access

Quick Turn Around Times

Free Mobile Home DMV Searches

Complimentary CE Courses

All done with integrity, professionalism,
and highest ethical standards

CONTACT US

Prior Searches/Title Orders

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Email: Orders@MagnoliaTitleCompany.com

Attorney Assistance/Title Questions

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Sales/Marketing

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Let's Work
Together.



** Coverage is limited to your actual loss in excess of a deductible amount and to the maximum dollar limit of liability. Deductible and maximum limits apply. May not be available for investors on 1- to 4-unit residential properties, where applicable. Coverage may vary based on individual policy.*

The sample comparison is prepared for informational purposes only. Underwriting guidelines and coverage may vary based on the underwriter. Magnolia Title makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions. The foregoing chart is intended to highlight some important aspects of coverage and is not to be construed as expanding or limiting the coverage as set forth in the actual policies. Decisions on coverage should be made only after a complete review of all language of the policies themselves. For complete coverage possibilities under an ALTA Standard Owners Policy and an ALTA Homeowners Policy (aka "Enhanced Policy"), you may ask one of Magnolia's underwriters or staff counsel for assistance or visit www.alta.org/forms




Enhanced Title Insurance

When it comes to such an important asset, top of the line coverage just makes sense.

Enhanced title insurance policies (also known as the "Homeowner's Policy") go beyond the basics to provide homeowners with the highest level of protection and most comprehensive coverage available. Unlike Standard Policies, the Enhanced Policies protect homeowners against claims arising both before and after the policy date. With all the benefits this policy provides over the lifetime of owning a home,
why would homeowners *not* choose enhanced coverage and protections?

Title insurance protects your legal ownership of your home from problems that may come up later. But not all title insurance coverage is the same. **Here are the protections our Enhanced Policy provides:**



POST-CLOSING PROTECTIONS

Unlike Standard Policies, Enhanced Policy coverage protects homeowners against claims arising both before and after the policy date. Among other things, post-policy protection also includes coverage for forgery, impersonation, easements, use limitations and structural encroachments built by neighbors (except for boundary walls or fences) after the policy date.



EXPANDED ACCESS COVERAGE

Enhanced Policies provide homeowners with expanded access protection for the right of access to and from the property. Standard Title Policies do not define the type of access a homeowner has to the property, but Enhanced Policies specifically insure both actual pedestrians and vehicular access.



BUILDING PERMIT VIOLATIONS

Enhanced Policies cover homeowners if they must remove or remedy an existing structure (except for boundary walls and fences) because it was built without a building permit from the proper government office.




ENCROACHMENT PROTECTION

Enhanced Policies cover the homeowner if forced to remove an existing structure because it encroaches on a neighbor's land (with coverage for encroachments of boundary walls or fences subject to policy deductible and maximum limit of liability). This covers homeowners when a party refuses to perform a contract to purchase the homeowner's land, lease it or make a mortgage loan on it because a neighbor's existing structures encroach onto the land.



WATER & MINERAL RIGHTS DAMAGE


Enhanced Policies provide coverage if a homeowner's existing improvements, including lawns, shrubbery and trees, are damaged because someone exercised a right to use the surface of the land for the extraction of minerals or water.



PROTECTIONS AGAINST FRAUD

Fraud is an increasingly common problem in real estate transactions. Unlike Standard Policies, Enhanced Policies provide coverage for fraudulent activities **after** you purchase the property, including:

- Forged Deeds, releases or wills
- Fraud, impersonation of the owner to transfer or encumber the property
- Undisclosed or missing heirs
- Instruments executed under invalid or expired power of attorney.
- Deeds by persons supposedly single, but in fact married



RESTRICTIVE COVENANT VIOLATIONS

Enhanced Policies protect homeowners against the loss of title due to a violation of a restrictive covenant that occurred before the insured acquired title.



ZONING LAW VIOLATIONS

Enhanced Policies protect homeowners if they must remove or remedy existing structures because they violate existing zoning laws or regulations. Homeowners are also protected if they can't use the land for a single-family residence due to the way the land is zoned.



SUBDIVISION LAW VIOLATIONS

Enhanced Policies protect homeowners if they can't sell the property or get a building permit because of a violation of an existing subdivision law. Homeowners are also protected if they are forced to correct or remove the violation.



MAP INCONSISTENCIES

Enhanced Policies provide coverage if the plat map referenced in the policy does not show the current location of the land, according to public records.



SUPPLEMENTAL TAX LIEN

Enhanced Policies protect homeowners if a supplemental tax lien is filed and assessed against the property because of new construction or a change of ownership before the policy date.

COVERAGE	STANDARD	ENHANCED
Claims of ownership by someone else after closing.		
Title is unmarketable.		
Mechanics Liens.		
Problems with a document not signed properly at closing OR recorded incorrectly.		
Claims of forgery, fraud, incompetence, incapacity, or duress that occur prior OR at closing		
Your seller's creditor attempting to enforce a lien or judgment against your property for the seller's debt.		
The inability to sell your property due to a title problem caused by a previous owner of the property.		
Restrictive covenants that affect your property but have not been disclosed to you.		
Finding that you do not have legal access to the property.		
Continuation of Coverage if a spouse of the insured received title because of dissolution of marriage		
Gap Coverage as to matters recorded before the seller's Deed.		
Problems with creation OR recording of a document electronically.		
Rights affecting your title because of recorded leases, contracts, or options		
Rights or claims based on possession under an unrecorded lease or month-to-month tenancy.		
Post Policy coverage extends to Living Trust beneficiaries and trustees		
Post Policy Forgery Protection – even if a forgery occurs after you purchase the property, your policy will cover the loss, including when someone impersonates the owner to transfer or encumber the property		
Post Policy Encroachments other than boundary walls or fences*		
Post Policy adverse possession.		
Unrecorded lien by a homeowners' association		
Unrecorded Easements.		
Map not consistent with legal description.		
Lack of pedestrian and vehicular access to the property.		
Forced correction or removal of an existing violation of covenants, conditions, or restrictions.		
Loss of title because of a violation, before the insured acquired title, of covenants, conditions or restrictions and existing violation of subdivision laws or restrictions, resulting in inability to obtain a building permit, requiring correction or removal of the violation, or refusal to perform a contract to buy, lease or make a mortgage loan*		
Forced removal or remedy of existing structure because any part of the structure was built without obtaining a proper building permit by previous owner*		
Forced removal or remedy of existing structure because they violate an existing zoning law or zoning regulation*		
Damage to existing structures because of use or maintenance of any easement.		
Post Policy damage from extraction of mineral or water		
Supplemental taxes for a period before Policy Date because of construction or change or ownership or use that occurred before Policy Date.		
Residence with the address shown in Schedule A is not located on the land at Policy Date		
Stated substitute residence rental expenses and expenses of relocation, if the insured cannot use the Land		
Automatic Post Policy inflation coverage with automatic increase in value up to 150% over five years post-closing.		

¹ This information is a general overview of coverages and protections Enhanced Policies provide. It should not be construed as a full statement of coverage or policy provisions and specific coverage may vary by the Underwriter. Enhanced Policy coverage has certain deductibles, liability limitations, exceptions and exclusions which apply to some coverage items.

² This may include condominiums, 1-4 unit properties, vacation homes, and investment properties. Owner occupancy is not necessarily required, and the Insured can be a Corporation or an LLC under certain circumstances. Contact MagnoliaTitle for more information on specifics about policy language pertaining to this and other products.