

# Steve Scott<sup>®</sup> Realtors

*Leaders in Central Oregon Real Estate*

## **WHAT BUYERS AND SELLERS SHOULD KNOW ABOUT TITLE INSURANCE**

### **Why a seller needs to provide title insurance:**

A buyer and/or lender will need evidence that his/her investment in your property is free of title defects. The title insurance policy that you provide is a guarantee that you are selling a clear title to your real estate, unencumbered by any legal attachments that might limit or jeopardize ownership. Title insurance reassures a buyer and/or lender that a title search has passed the most careful scrutiny.

### **Why a buyer needs title insurance:**

Without a title insurance policy, you may not be fully protected against hidden defects not disclosed in public records, errors in public records or mistakes in examination of the title of your new property. As a result, you may be held fully accountable for any judgments, prior liens or claims brought against your new property. Your policy insures that if such an occasion arises, you will be defended free of charge against all covered claims and paid up to the amount of the policy to settle valid claims.



Dan Evans, Broker  
Steve Scott Realtors  
Direct: 541-410-9060  
Fax: 541-388-1771  
Email: [Dan@DanEvansRealEstate.com](mailto:Dan@DanEvansRealEstate.com)  
Web: [www.DanEvansRealEstate.com](http://www.DanEvansRealEstate.com)