

Title Insurance

What is Title Insurance & What Does it Protect?

When you buy a home, you are buying the title to the property (also referred to as a deed), which means you own the property. Your Lawyer registers you as the owner in the Provincial Land Registry system.

Title Insurance protects you against challenges to the ownership of your home and against losses due to undetected or unknown title defects, even if the defects existed before you purchased the home. A title defect is a problem with the title which prevents free and clear ownership, some of which may have been disclosed by a new Surveyors Location Certificate, such as:

- Encroachments (for example, a neighbour's garage being partly on your land)
- Easements (the right acquired for access to or over another person's property for a specific purpose, i.e. a driveway or public utilities)
- Zoning non-compliance (i.e. where the property use does not meet the local municipal by-laws)
- Someone other than the home owner having interest (i.e. a previous owner of the property not being discharged from title)
- Fraud and forgery, including someone taking your title through mortgage fraud or forgery

When is Title Insurance required?

Title Insurance is generally purchased when you buy your home or when you refinance it, although it can be purchased any time after you buy your home. It is very common today for a mortgage lender to require Title Insurance and it is often used in place of a Surveyors Location Certificate. This is almost always required by lenders in private sales.

What is the cost of Title Insurance?

The cost of Title Insurance ranges between \$200 and \$400.

Want more information about Title Insurance?

First Canadian Title - www.firstcanadiantitle.com

Stewart Title - www.stewart.ca

Chicago Title Insurance Company Canada - www.express.ctic.ca