

Foreclosure Guarantee Coverage

Due to the climate of today's market, we have witnessed a sharp increase in the number of requests for Foreclosure Searches. The cost associated with our Foreclosure Search is typically \$395 for which NO insurance coverage is afforded.

We also recommend that a Continuation of Title be performed prior to the filing of a Lis-Pendens. The Continuation of Title is recommended so that any additional lien holders are properly served and named in the action. The cost associated with this search is \$100, bringing the total invoice to \$495.

The purpose of this notice is to remind our clients that you may opt to purchase Foreclosure Guarantee coverage for a total cost of \$500. This coverage is backed by our underwriter, includes one Continuation of Title and offers liability coverage of \$10,000.

The Mortgage Foreclosure Guarantee insures against loss sustained by reason of any incorrectness in the assurances given below:

1. The record owner of the subject property;
2. Necessary party defendants;
3. Liens and encumbrances recorded subsequent to the mortgage being foreclosed and which are established by statute for the purpose of constructive notice to a bona fide purchaser for value; and
4. Taxes and assessments are paid except those that are noted as "open".

For virtually the same cost, you will receive \$10,000 worth of coverage backed by our underwriter, and the recommended Continuation of Title Search.

If you have any questions with regard to the coverage that the Foreclosure Guarantee offers, or would like a specimen of the guarantee, please contact our office for assistance.

IF YOU WOULD LIKE TO PURCHASE FORECLOSURE GUARANTEE COVERAGE, PAYMENT IN THE SUM OF \$500 MUST BE RECEIVED BY OUR OFFICE NO LATER THAN 30 DAYS FROM RECEIPT OF THE FORECLOSURE SEARCH.