



Title Policy Coverage Comparison

Compare First American's Eagle Owner's Policy		EAGLE	ALTA R	ALTA Standard or CLTA
Protection from:				
1	Someone else owns an interest in your title	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
2	A document is not properly signed	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3	Forgery, fraud, duress in the chain of title	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
4	Defective recording of any document	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
5	There are restrictive covenants	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
6	There is a lien on your title because there is:			
	a) a deed of trust	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	b) a judgement, tax, or special assessment	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
	c) a charge by a homeowner's association	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
7	Title is unmarketable	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
8	Mechanics lien	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
9	Forced removal of a structure because it:			
	a) extends on another property and/or easement	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	b) violates a restriction in Schedule B	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
	c) violates an existing zoning law*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
10	Cannot use the land for a Single-Family Residence because the use violates a restriction in Schedule B or a zoning ordinance	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
11	Unrecorded lien by a homeowners association	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
12	Unrecorded easements	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
13	Building permit violations*	<input checked="" type="checkbox"/>		
14	Restrictive covenant violations	<input checked="" type="checkbox"/>		
15	Post-policy forgery	<input checked="" type="checkbox"/>		
16	Post-policy encroachment	<input checked="" type="checkbox"/>		
17	Post-policy damage from extraction of minerals or water	<input checked="" type="checkbox"/>		
18	Lack of vehicular and pedestrian access	<input checked="" type="checkbox"/>		
19	Map not consistent with legal description	<input checked="" type="checkbox"/>		
20	Post-policy adverse possession	<input checked="" type="checkbox"/>		
21	Post-policy cloud on title	<input checked="" type="checkbox"/>		
22	Post-policy prescriptive easement	<input checked="" type="checkbox"/>		
23	Covenant violation resulting in your title reverting to a previous owner	<input checked="" type="checkbox"/>		
24	Violation of building setback regulations	<input checked="" type="checkbox"/>		
25	Discriminatory covenants	<input checked="" type="checkbox"/>		
Other benefits:				
26	Pays rent for substitute land or facilities	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
27	Rights under unrecorded leases	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
28	Plain language statements of policy coverage and restrictions	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
29	Compliance with Subdivision Map Act	<input checked="" type="checkbox"/>		
30	Coverage for boundary wall or fence encroachment*	<input checked="" type="checkbox"/>		
31	Added ownership coverage leads to enhanced marketability	<input checked="" type="checkbox"/>		
32	Insurance coverage for a lifetime	<input checked="" type="checkbox"/>		
33	Policy adopted by the California Land Title Association (CLTA)	<input checked="" type="checkbox"/>		
34	Post-policy inflation coverage with automatic increase in value up to 150% over five years	<input checked="" type="checkbox"/>		
35	Post-policy Living Trust coverage	<input checked="" type="checkbox"/>		

* Deductible and maximum limits apply
 Not available to investors on 1- to 4-unit residential properties
 Coverage may vary based on an individual policy.



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