

Benefits of the Amendment to the Survey Exception

The amendment to the survey exception in the Owner's Policy of Title Insurance provides coverage as to matters not revealed on the survey nor excepted to in the residential Owner's Policy of Title Insurance.

The following are examples of the coverage and benefits of the survey amendment when the survey fails to reveal existing encroachments, protrusions, or possible boundary line disputes:

Payment of loss, in accordance with the terms of the policy, arising out of:

- Claims to the insured's land because of fence encroachments.
- Disputes with adjoining landowners over location of boundary lines.
- Forced removal of improvements because of overlapping improvements, such as fences and driveways.
- Encroachment of improvements into easements or building set-back lines, and a utility company or city requires removal.

The cost for the endorsement for a residential property transaction is only 5% of the amount of the owner's title policy premium.

For example, the cost on a \$250,000 home is \$85.30.

Please contact our office if you have additional questions.