BRYAN REALTY

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Your advocates. Your agents.®

# IS TITLE INSURANCE WORTH IT?

## PROTECT YOUR HOME. PROTECT YOUR FUTURE.

*Opening Doors Together.*



You've found the perfect home and you're almost to the finish line. Title insurance helps protect one of your biggest investments from hidden risks you can't see coming.

## WHAT IS TITLE INSURANCE?

Title insurance protects you (and your lender) from financial loss due to problems with the property's title that already existed before you bought it.

### IT CAN HELP PROTECT AGAINST:

**Liens or judgments**
Unpaid debts by previous owners.

**Errors in public records**
Mistakes in deeds, mortgages, or other documents.

**Undisclosed heirs**
Claims from people with a legal right to the property.

**Forgery or fraud**
If someone forged a signature or used the wrong documents.

**Unknown easements or encroachments**
Issues that could affect your use or value of the home.

## WHY IT'S WORTH IT

**ONE-TIME COST, LONG-TERM PROTECTION**
A one-time premium can protect your investment for as long as you own your home.

**COVERS BIG FINANCIAL RISKS**
Potential title issues can be expensive to resolve—title insurance can save you thousands.

**PEACE OF MIND**
Know that your ownership is secure and you won't face surprises down the road.

**LENDER WILL REQUIRE IT**
Your lender's policy protects their investment—your policy protects yours.

**A SMALL PRICE FOR PROTECTION**
Compared to the cost of your home, title insurance is a smart and affordable safeguard.

## HOW TO CHOOSE THE RIGHT TITLE COMPANY

**LOOK FOR EXPERIENCE**
Choose a company with a strong reputation and proven track record.

**ASK FOR RECOMMENDATIONS**
Your agent or lender can refer trusted local professionals.

**COMPARE SERVICES & FEES**
Review what's included and compare costs—don't just go with the lowest.

**COMMUNICATION MATTERS**
Choose a team that's responsive, transparent, and easy to reach.

**UNDERSTAND COVERAGE**
Make sure you know exactly what your policy covers.

Your dream home is worth protecting.
*We're here to help you close with confidence.*

We open doors to more than homes—
we open doors together.

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