

Benefits of Standard and EAGLE Owner Policies

Risks v. Coverage (✓)

	Buyer Has No Attorney And No Policy	Buyer Has Own Attorney With Title Opinion	Standard Owner Title Policy	EAGLE Owners Title Policy	
Matters Found In 35-Year Search at Registry of Deeds	B U Y E R ' S	✓	✓	✓	
Matters Predating 35-Year Search		B U Y E R ' S	✓	✓	
Attorney's Fault Irrelevant			✓	✓	
Matters Not Found In Search Of Public Records--Hidden Defects In Title			✓	✓	
Examples Of Hidden Defects (Standard Owners Policy):					
Forged Documents			✓	✓	
Incapacity of Grantors			✓	✓	
Missing Heirs			✓	✓	
Mistakes in Recording Documents			✓	✓	
Additional EAGLE Coverages:			R I S K	R I S K	BUYER'S RISK
Post-Policy Forgeries	✓				
Post-Policy Encroachments	✓				
Certain Zoning Violations	✓				
Restrictive Covenant Violations	✓				
Living Trust Coverage	✓				
Enhanced Access	✓				
Subdivision Coverage	✓				
Mineral Rights Coverage	✓				