

**“I want to hire RealSource™ for my next real estate transaction. What do I do now?”**

- ✓ Fill out our downloadable services order form or select the “order online” option on our website!
- ✓ Submit your new contract or mortgage with your completed form to [processing@yourrealsource.com](mailto:processing@yourrealsource.com)
- ✓ RealSource team members will review and complete all required documents upon receipt.
- ✓ After all documents are complete, RealSource will provide finished documents to clients, appropriate agents and the closing attorney.

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**RealSource™**  
Title Insurance & Real Estate Closings

# Frequently Asked Questions

## Title Insurance

### *What is a title search?*

During this process, the policy-providing title insurance company searches public probate records for anything that would prevent the transfer of ownership of the property in question.

### *Do I have to purchase an owner's title insurance policy if I already have a lender's policy?*

Unlike lender's policies, which are required by most mortgage lending institutions, purchasing an owner's title insurance policy is not. However, all homeowners are strongly encouraged to invest in this type of policy as it protects buyers from title defects even the most in-depth title search may have missed.

Owner's policies also provide peace of mind that should a claim be filed against a property, homeowners have support to defend against it.

### *How much will my policy cost?*

How much a title insurance policy costs is directly dependent upon the value of the property being insured.

### *Who pays for title insurance policies?*

Lender's title insurance policies are generally paid for by the mortgage borrower, while owner's insurance is typically purchased by sellers to protect buyers against title defects.

### *How do I know who to purchase title insurance from?*

Often the real estate agents representing the parties involved will provide a list of title insurance companies for their clients to choose from. Buyers and sellers both have the right to use the company of their choice and are not limited to selecting from the list provided to them.

### *Do all title insurance companies charge the same for their services?*

Cost of services varies greatly depending on which state a property is in. It is important that clients do their research to find the title insurance company that is right for them by considering services offered, efficiency, accuracy and responsiveness.