

COVERAGE	ENHANCED	STANDARD
A third-party claims interest in title	X	X
Improperly executed document	X	X
Pre-policy forgery, fraud or duress	X	X
Defective recording of documents	X	X
Lien placed on your title because:		
A. a security deed	X	X
B. judgement, tax, special assessment		
C. a charge by a homeowner's association		
Unmarketable title	X	X
Mechanic's liens	X	X
Forced removal of structure because:		
A. it encroaches onto another property or easement		
B. it violates an existing zoning law*		
C. violations of a restriction in Schedule B	X	
Land cannot be used for Single Family Dwelling (SFD) because use violates a restriction in Schedule B or a zoning ordinance	X	
Unrecorded easements	X	
Pays rent for substitute land or facilities	X	
Rights under unrecorded leases	X	
Plain language	X	
Building permit violations*	X	
Compliance with Subdivision Map Act, if any*	X	
Restrictive covenant violations	X	
Discriminatory covenants	X	
Covenant violation resulting in reversion	X	
Violations of building setbacks	X	
Enhanced marketability	X	
Access – Enhanced vehicular and pedestrian access	X	
Map, if any, not consistent with legal description	X	
Post-policy forgery	X	
Post-policy encroachment	X	
Post-policy damage from minerals or water extraction	X	
Post-policy living Trust coverage for Trustee	X	
Post-policy living Trust coverage for Beneficiary	X	
Post-policy automatic increase in value up to 150%	X	
Post-policy adverse possession	X	
Post-policy cloud on title	X	
Post-policy prescriptive easement	X	
Boundary walls and fence encroachment*	X	
Insurance coverage forever	X	

* Subject to a deductible and maximum indemnity liability, which may be less than the policy amount. Note: You may change your type of coverage any time prior to closing.