

Keeping you  
informed



## Platinum homeownership policy offers added protection for your clients

### Let FCT handle the risk

Purchasing a home may be a homeowner's biggest investment and you want to ensure it will be protected. For title issues, FCT's Platinum Homeownership Protection Policy is the best form of purchaser protection on the market.

#### Covered title risks:

1. Unmarketable title (s.18)
2. Unknown third party interest in title (s.1)
3. Taxes, special assessments or arrears of utilities charges (s.13b)
4. Adverse matters that would have been revealed by an up-to-date survey (s.17b)
5. Documents improperly signed, sealed or delivered (s.8)
6. Fraud, forgery, duress, "incompetency," incapacity or impersonation (s.9)
7. After closing, someone claims to have rights affecting the title arising out of fraud or forgery (s.3)
8. Invalid registration of document (s.8)
9. No legal right of access to property (s.10)
10. Lien on title because of mortgage (s.13a)
11. Lien on title because of undisclosed condo charges (s.13c)
12. Charges incurred for public utilities supplied to property prior to closing (s.16)
13. Unmarketable land because of violations of restrictions shown in Schedule B (s.17a)
14. Unmarketable land because the property violates an existing zoning by-law (s.17c) or it is located on a conservation area without approval (s.17d).
15. Cannot sell, mortgage or lease because title is unmarketable (s.18)
16. Construction/Mechanics/Builders Liens on title for services or material supplied prior to closing (s.19)
17. Others have unregistered rights of possession under any applicable legislation dealing with family laws (s.20)
18. Someone else claims an easement on your land (s.4)
19. Unknown work orders (s.23)
20. Violation of subdivision control legislation (s.21)

► [FCT.ca](http://FCT.ca)



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21. Insured is forced to correct or remove an existing violation of covenant, condition or restriction even if the covenant, condition or restriction is shown on Schedule B (s.11)
22. Insured is forced to remove or remedy their existing structures\* because they violate an existing zoning by-law (s.25a)
23. Insured is forced to remove or remedy their existing structures\* because they extend onto neighbouring lands (s.25b or s.26 if onto easement)
24. Insured is forced to remove or remedy their existing structures \* because they are located on a conservation area (s.25c)
25. Insured is forced to remove or remedy their existing structures\* because there is an outstanding violation (s.25d)
26. Insured is forced by a Governmental Authority to remove or remedy their existing structures\* because an improvement was made without required building permit (s.24)
27. After closing, someone else builds a structure\* that encroaches onto the Insured's land (s.29)
28. Risks that would have been uncovered prior to closing with a search of property records customarily required (s.30)
29. Any other defect, liens or encumbrances (s.33)

\*Where land is more than one acre, boundary walls and fences are excluded from coverage.

The above is provided for general information purposes only. Please refer to the policy for precise legal reference and coverages. The policy coverage is subject to the exclusions and stipulations contained in the policy.

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