

What is a Title Commitment?

The Commitment for Title Insurance consists of four schedules: A, B, C, and D

SCHEDULE A contains:

- Commitment Date
- Proposed Insured (lender and/or purchaser)
- Amount of title insurance coverage
- The legal description of the property
- How title to the property is vested (who owns the interest in the property and the type of interest)

SCHEDULE B contains exceptions to coverage, those items that currently and may always affect the property. For example:

- Deed restrictions
- Easements
- Building lines

SCHEDULE C shows items to be resolved prior to closing. Some examples are:

- Existing liens
- Bankruptcies
- Abstracts of judgment
- Marital status issues
- Probate issues
- Vesting problems
- Mechanic's lien affidavits

SCHEDULE D is a required regulatory disclosure of the officers of the Title Company and Underwriter and also discloses the premiums to be charged for the policy (ies) and the beneficiary (ies) of such premiums.

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