



Title

Title insurance is a policy that covers third-party claims on a property that don't show up in the initial title search and arise after a real estate closing. A third party is someone other than the property's owner, such as a construction company that didn't get paid for its work on the home under a previous owner. The term "title" refers to someone's legal ownership of the property. You can explain this paragraph to your buyers and sellers by telling them it addresses a buyer's ability to obtain a title insurance policy, or for a buyer's lender to obtain a title insurance policy. The title insurance company regularly requests a seller sign an affidavit stating that, to the best of their knowledge, for example that there wasn't any work done at the property recently that has gone unpaid, there are no tenants and there's no one the seller knows of claiming an interest in the property. The affidavit would be reviewed with the sellers by their attorneys at the closing and is not something the REALTOR would need to be involved in.

THIS LEGAL INFORMATION FOR REALTORS® IS INTENDED FOR GENERAL INFORMATION PURPOSES AND IS NOT INTENDED TO PROVIDE LEGAL ADVICE ON ANY SPECIFIC FACTS. IF YOU HAVE SPECIFIC QUESTIONS CONCERNING YOUR OWN SITUATION, PLEASE CONSULT YOUR ATTORNEY.

Publication date: June 2017 | Revised: June 2025
© Greater Hartford Association of REALTORS®
