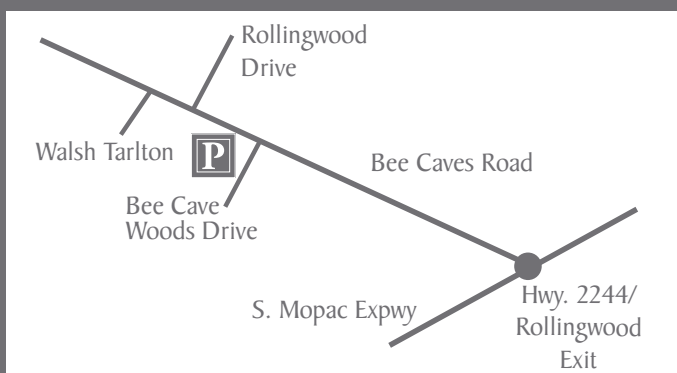


# YOU MAY ASK, WHY TITLE INSURANCE?

A title policy takes the risk out of acquiring property whose legal history is unknown to you. Although there should be no risks in transferring property, they do exist. Over the years, your new property may have changed hands many times through sale, inheritance, foreclosure or bankruptcy. Each transfer was an opportunity for an error in title to arise. If an error occurred, and has never come to light, it puts your title in jeopardy. You could lose your property and the money you paid for it. And, even if you successfully defend your rights of ownership, the cost in time and legal fees could be prohibitive.

Among many of the risks against which title insurance protects you are:

- Confusion from similarity of names
- Forged documents
- Signatures of minors or mentally incompetent persons
- Mistakes in recording legal documents
- Undisclosed or missing heirs
- Fraud
- Invalid divorces
- Misrepresentation of marital status
- Unpaid taxes
- Clerical errors in public records
- Wills not probated



Please find our contact information below. We are always available for any questions or concerns you may have regarding the closing of your property.



**PROMINENT TITLE**  
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