

# *What Do We Do For You When You Are Buying a Home?*

In the state of Arizona, title companies perform a dual function. We issue policies of title insurance and act as settlement or escrow agent.

## **WE ISSUE TITLE INSURANCE:**

Owner's Policy - Protects the buyer against loss incurred if defects in title appear. In general, it is said that an owner's policy provides the buyer with protection against adverse matters that affect the title to his or her property.

Lender's Policy - Protects the lender's interest much like an owner's policy protects a buyer's interest. However, lenders usually insist on more extensive coverage than buyers. In general, the lender is concerned with protection against title defects and with the priority of its recorded loan.

## **WE ACT AS SETTLEMENT OR ESCROW AGENT:**

This is a very involved portion of the transaction. We accumulate documents, funds and information for your closing. When all necessary parts are in place, the closing takes place according to the buyer's and seller's written instructions. Because of this, buyer and seller may do their part of the closing at different times. There is no need to gather together at a closing table to complete the transaction.



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