

See How the “EAGLE” Compares

*ALTA
Standard
or CLTA*

*Eagle
Policy*

1. Someone else owns an interest in your title	covered	covered
2. A document is not properly signed	covered	covered
3. Forgery, Fraud, Duress	covered	covered
4. Defective recording of any document	covered	covered
5. There are restrictive covenants	covered	covered
6. There is a lien on your title because there is:	covered	covered
▪ A deed of trust	covered	covered
▪ A judgment, tax or special assessment	covered	covered
▪ A charge by the homeowners association	covered	covered
7. Title is unmarketable	covered	covered
8. Mechanics lien protection		covered
9. Forced removal of a structure because it:		covered
▪ Extends on to other land or on to an easement		covered
▪ Violates a restriction in Schedule B		covered
▪ Violates an existing zoning law *		covered
10. Can't use land for SFD because the use violates		covered
11. A restriction in Schedule B or a zoning ordinance		covered
12. Pays rent for substitute land facilities		covered
13. Unrecorded lien by homeowners association		covered
14. Unrecorded easements		covered
15. Rights under unrecorded leases		covered
16. Plain language		covered
17. Building permit violations *		covered
18. Compliance with Subdivision Map Act *		covered
19. Restrictive covenant violations		covered
20. Post Policy Forgery		covered
21. Post Policy Encroachment		covered
22. Post Policy Damage from minerals or water extraction		covered
23. Post Policy Living Trust Coverage		covered
24. Enhanced Access-Vehicular & Pedestrian		covered
25. Map not consistent with legal description		covered
26. Post Policy automatic increase in value up to 150%		covered
27. Post Policy adverse possession		covered
28. Post Policy cloud on title		covered
29. Post Policy prescriptive easement		covered
30. Covenant violation resulting in reversion		covered
31. Boundary walls and fence encroachment *		covered
32. Enhanced marketability		covered
33. Violations of building setbacks		covered
34. Discriminatory covenants		covered
35. Insurance coverage forever		covered

First American Title Company

*Subject to a deductible and a maximum indemnity liability, which may be less than the policy amount