

# BINDERS on Title Insurance

Ticor Title Can Save Your Investors Hundreds of Dollars



## Saving Short-Term Investors Money

Investors who plan to sell their properties within a short period of time should consider the Interim Binder for substantial savings on title insurance premiums.

The Interim Binder is not, in itself, a policy of title insurance but is an interim binder issued on the property. When issued, however, it binds Ticor Title to issue a policy of title insurance within two years. The fee is a mere 10% of the basic policy fee to the requesting party.

When the deed of the final purchase is recorded, the Interim Binder is exercised and a policy of title insurance is issued to the final purchaser. The only additional fee at the time would be a liability charge based upon the difference between the original selling price and the selling price to the final buyer.

Let's look at an example, assuming that the seller is paying for the owner's insurance in favor of the buyer in both cases:

### FACTS:

- Property was last insured 4 1/2 years ago
- Mr. A sells the property to Mr. B for \$500,000.00
- In less than 2 years, Mr. B sells to Mr. C for \$600,000.00

### Without an Interim Binder:

Original Sales Price:	\$500,000.00
Homeowner's Title Fee:	\$1,509.00
Sells within 2 Years:	\$600,000.00
Homeowner's Title Fee:	\$1,683.00

**Mr. B pays \$ 1,683.00 to resell his property**

### With an Interim Binder:

Original Sales Price:	\$500,000.00
Homeowner's Title Fee:	\$1,509.00
Buyer Pays Additional 10%	\$150.90
Sells within 2 Years:	\$600,000.00
Homeowner's Title Fee:	\$1,683.00
Less the Original Fee:	\$1,509.00
Interim Binder Fee of Conversion:	\$174.00

**Mr. B pays \$324.90 to resell his property  
(\$150.90 + \$174.00)**

**\$1,358.10 SAVINGS**

If the buyer decides to hold the property for more than 2 years, he can extend the already active Interim Binder for another 2 years for an additional 10% (\$150.90) if he calls before it expires.

