**TITLE INSURANCE**

**INSTRUCTION & ACKNOWLEDGEMENT**

**Christopher Derrick John Morse**

**Lucy Kate Divers**

**Lucy Kate Divers**

**PROPERTY: 2/179 High Street, Berwick**

***This form MUST be completed and returned to our office***

**Option 1**

**🞏 YES, I/we wish to apply for a title insurance policy (RECOMMENDED)**

The premium for which will be $

This is a **one-time premium** that provides protection for as long as you own the property.

A title insurance policy provides cover for risks including:

* Illegal Building Work
* Survey & Boundary Defects
* Registration Gap
* Planning & Title Defects
* Outstanding Rates & Taxes
* Fraud, Forgery & Identity Theft

The key features of a title insurance policy are:

* The premium is a **one-time payment**;
* The protection lasts until you sell the property;
* There is **no excess** in the event of a claim;
* You are covered for the full value of the property (e.g. if your property is valued at $500,000 then the cover is for $500,000). In the event of a claim relating to unapproved building work cover is provided up to $160,000. The policy includes a 200% inflation allowance for increases in the value of the property over time.

**Option 2**

**🞏 NO, I/We do not wish to apply for a title insurance policy**

I/We accept that by choosing not to apply for a title insurance policy, I/we will be financially liable for any adverse matter affecting the property that would have been covered by a title insurance policy.

Dated this day of 2018

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**Christopher Derrick John Morse Lucy Kate Divers**