

# The ABC's of a TITLE COMMITMENT

The **Commitment for Title Insurance** is a preliminary document issued by the Title Company that contains the conditions and requirements under which a title policy may be insured. The four "Schedules" or sections of the Commitment are shown below:

---



## Actual Facts

Schedule A outlines the facts, including:

- Effective date of the Commitment
- Name(s) of proposed insured(s) (Owner & Lender)
- Proposed amount of title insurance coverage
- Current record owner of the property
- Legal description of the property to be insured

### **TIP:**

Read Schedule A and confirm that all information is accurate including spelling and name abbreviations. The names should reflect the buyer's legal name.

---



## Buyer Notification & Exceptions

Schedule B outlines exceptions to coverage that are not insured, including:

- Restrictions
- Taxes
- Easements
- Mineral Reservations/Leases
- Area and Survey Discrepancies
- Rights of others

### **TIP:**

Review Schedule B carefully as the items in this section can affect property use and access. Title objections must be submitted in writing according to the provisions of the contract.

---



## Clear To Close

Schedule C identifies any items that must be resolved prior to closing, such as:

- Liens
- Bankruptcies
- Marital Status Issues
- Probate Issues
- Entity/Trust Issues

### **TIP:**

Read Schedule C and provide your Closer with information or assistance in resolving the items prior to closing.

---



## Disclosure

Schedule D outlines all parties who will receive any part of the premiums paid for the title policy, including the title agencies, underwriters and attorneys.

### **TIP:**

Reading and understanding the Title Commitment is paramount to the success of your closing.



**LIGHTHOUSE  
TITLE**  
A BSPOKE TITLE HOLDINGS COMPANY

7619 Hillside Rd.  
Ste. 300  
Amarillo, TX 79119  
806.337.0126