

Title Insurance Shopping Guide

Pennsylvania

Version 1.0

Choose wisely - The right title insurance agent can make the difference between a good experience and a nightmare. Make your choice by considering all of your options. Speak with several providers in your decision making process.

Don't be steered - Conscientious professionals may provide you with a list or suggest a title agency they trust. There is nothing wrong with listening to their advice. But **beware** – some may steer you to a company where they or their company have a financial interest. See our companion guide, *Questions to ask Your Title Insurance Provider*, for information that can help you shop for title insurance.

Rates and Fees

In Pennsylvania most title agents adhere to the rates filed by the Title Insurance Rating Bureau of Pennsylvania; therefore, upon comparison, the rates for title insurance premiums and endorsements should be the same. There are some providers who claim to offer a discount, but beware - you may pay for the "discount" with add-on fees, an inferior product, or poor and impersonal service.

This guide is designed to help you intelligently shop for title insurance and exercise your right to choose. Make sure to fill in ALL the blanks (or at least get assurance that there is "no fee").

Rate Comparison

	 Community First ABSTRACT	Agent B	Agent C
Rate offered *	_____	_____	_____
Premium	_____	_____	_____
Endorsements	_____	_____	_____
Insured Closing Letter	_____	_____	_____

*Basic, Reissue, Refinance (2 or 4 yr)

Reimbursements and Government Fees

There are fees for out of pocket expenses and **should not be marked up**. Make sure agents disclose the fee or state there is no fee.

Tax and other Certifications	_____	_____	_____
Overnight Mail	_____	_____	_____
Wire Fee	_____	_____	_____
Recording*	_____	_____	_____
Transfer Tax	_____	_____	_____
Other _____	_____	_____	_____

*Estimate based on pages recorded – can vary slightly

Other Fees

There are other fees that can be charged by settlement agents, some are regulated, most are not. This is an area where you should compare carefully and insist on a full disclosure.

Notary Fee*	_____	_____	_____
Settlement Fee	None	_____	_____
Document Preparation	None	_____	_____
Email/Electronic Doc Fee	None	_____	_____
Other _____	NA	_____	_____
Other _____	NA	_____	_____

*Estimate based on number of documents and signatures to be notarized.

