

## **The Enhanced Policy Exam**

1. Title insurance is protection against loss of what type of problem?
  - a. Problems that arise during the title search
  - b. Unforeseen problems resulting in a claim against your ownership
  - c. Problems that arise during settlement
  
2. If a claim is made against the property, title insurance will pay:
  - a. Defense
  - b. Defense, court costs, related fees
  - c. Defense, related fees
  - d. None of the above
  
3. What is NOT an example of a problem that can be found and resolved?
  - a. Unpaid taxes
  - b. Judgments
  - c. Unsatisfied Deeds of Trust
  - d. Undisclosed or missing heirs
  
4. What is NOT an example of an unforeseen problem?
  - a. Judgments
  - b. Fraud
  - c. False impersonation
  - d. Forged will
  
5. When should The Waiver of Coverage form be signed by the insured and kept in the settlement file?
  - a. If the insured selects The Enhanced Owner's Policy
  - b. If the insured does not want owner's title insurance
  - c. If the insured only wants the standard owner's policy

6. An Enhanced Owner's Policy can be issued in connection with a refinancing transaction if all underwriting requirements are met. What is one of those underwriting requirements?
  - a. The Owner/Seller Affidavit is signed and notarized
  - b. A full title search is conducted
  - c. The Waiver of Coverage form is signed
  
7. The standard owner's policy excludes defects, liens, encumbrances and any other matters attaching or created when?
  - a. Before the date of the policy
  - b. After the date of the policy
  - c. During the settlement
  
8. What is NOT a condition for issuing an Enhanced Owner's Policy?
  - a. Natural Person
  - b. Improved Residential Lot
  - c. Construction
  - d. Owner-Occupied
  
9. The Enhanced Owner's Policy extends coverage after the date of policy for:
  - a. All Covered Risks
  - b. Covered Risks that specifically state "after the date of policy"
  - c. No Covered Risks
  
10. Improvements done to the subject property within the past year should be verified by:
  - a. Obtaining a copy of the building permit
  - b. Signature and notarization of the Owner/Seller Affidavit
  - c. Both A and B