



# Notice of Availability of Iowa Title Guaranty Owner Certificate

Revised 06-06-2023

Proposed Titleholder(s): \_\_\_\_\_

Date: \_\_\_\_\_

Property Address ("Property"): \_\_\_\_\_

Purchase Price or Owner's Coverage Amount: \_\_\_\_\_

In connection with your mortgage, your lender may require a Lender Form—Iowa Title Guaranty Certificate ("Lender Certificate"). A Lender Certificate provides title coverage to **your lender**. The Lender Certificate **does not** provide title coverage to you, the Property owner.

You have the right and opportunity to obtain an Owner Form—Iowa Title Guaranty Certificate ("Owner Certificate"). An Owner Certificate provides title coverage to **you**, the Property owner, often in an amount equal to the purchase price of the Property. The Owner Certificate provides assurance that your ownership interest is free from certain title defects, liens, and encumbrances, including but not limited to:

- Someone claiming an ownership interest in your Property;
- Someone seeking to enforce a lien on your Property, including unpaid liens for real estate taxes, mortgages, judgments, or unpaid homeowner's association liens; or
- You having no legal right of access to your Property.

A Commitment for Iowa Title Guaranty Title Certificate ("Commitment") is an offer to issue a Lender Certificate and/or Owner Certificate upon fulfillment of certain requirements and conditions. An Owner Certificate is issued after the requirements of the Commitment are satisfied. Once issued, an Owner Certificate becomes effective. A Commitment is not an abstract of title, nor does it provide the protection of an Owner Certificate. Iowa Title Guaranty urges you to seek independent legal advice if you are uncertain if you should obtain an Owner Certificate.

Please select an option below:

**I REQUEST AN OWNER CERTIFICATE**, as follows:

Select which applies:

1. **Purchase price or owner's coverage amount is \$750,000 or less:**

- a.  No additional premium (when issued in conjunction with a Lender Certificate); OR
- b.  Flat fee of \$175 (when issued apart from a Lender Certificate).

OR

2. **Purchase price or owner's coverage amount is greater than \$750,000:**

- a.  \$1 per \$1,000 in excess of \$750,000 (when issued in conjunction with a Lender Certificate); OR
- b.  Flat fee of \$175 + \$1 per \$1,000 in excess of \$750,000 (when issued apart from a Lender Certificate).

**I DECLINE AN OWNER CERTIFICATE**. I understand, acknowledge, and accept the risks associated with this decision.

**I hereby acknowledge receipt of this notice and understand that if elected, my Owner Certificate will not be issued unless Purchase Price or Owner's Coverage Amount is completed, all Commitment requirements are satisfied, and I have paid all applicable premium amounts (if any) to Iowa Title Guaranty.**

**PROPOSED TITLEHOLDER(S):**

Sign: \_\_\_\_\_

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

Print: \_\_\_\_\_

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