

Title

FREQUENTLY ASKED ^ QUESTIONS

May 2015

Q (from Old Republic's Claims office) Are your agents comparing the legal description to the tax map?

A They'd better be!

We have recently had some claims wherein the legal description and the tax lot/block as shown on the municipal tax map were very different. In one case, the metes and bounds described only one of the two lots recited in the tax map reference.

While we are all careful to state that tax map information is provided for information only, we still must at a minimum confirm that our legal description approximates what the tax map shows. Recognizing that it may not be identical, if it is not close, it may signal that there is a problem, and the appropriate exception should be taken.

As always, feel free to address any questions to a member of our underwriting staff.