

Why we require the 125% ALTA coverage:

Should a claim ever arise the lender is only insured for the amount of the coverage which at 100% is only the principal amount of the loan. Should the lender incur any additional expenses like foreclosure fee or lost interest from a lack of payments from the borrower, they would have no claim on the policy regardless of the validity. The additional coverage will protect the lender on a legitimate claim from any losses as described above or significant delays in settling a claim with the title company.