



GLOBE
TITLE AGENCY, INC.





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OFFICE

100 E. Old Country Road
Suite 18
Mineola, New York 11501
(516) 747-0440
Fax (516) 741-3346

ONLINE

www.globetitle.com



THE AGENCY

Established in 1980, Globe Title Agency, Inc. is a full service agency dedicated to providing our clients with quality, dependable and professional service. Our firm offers guidance and expertise in all phases of real estate transactions. We pride ourselves on the personal communication we have with our clients.

Globe Title Agency, Inc. services Nassau and Suffolk Counties, all city boroughs, Westchester, and upstate counties. We represent leading underwriters such as Fidelity National Title Insurance Company and Lawyers Title Insurance Corp.



WHAT IS TITLE INSURANCE?

Title insurance is protection against loss if a defect is found in your title to real property. Generally, unless excepted in the policy, title insurance will protect you against errors, liens on the property, claims to ownership and invalid deeds. When you purchase property, a lender will require that you buy title insurance to cover the outstanding balance on the mortgage. A separate policy can cover the buyer. You pay a one-time premium that is fixed by New York State law. Other fees for searches, reports and filing charges vary among title and abstract companies.

Title insurance will protect you against errors in deeds, mortgages and public records. It will also protect you against claims against the property that become the new owners responsibility, such as an unpaid mortgage and taxes. Title insurance will also protect you against claims of ownership to the property. For instance, it will protect you

from a claim by a spouse to a marital interest or that of a child who was left out of a parent's will. Title insurance will also provide protection against invalid deeds, such as a transfer by a previous owner who did not actually own the property.

The buyer's attorney will order a title search from an abstract or title company. It is a good idea to order a preliminary title report prior to signing a contract. The title company has three major functions. The first is to search the seller's title to the property, including any liens or encumbrances that have placed on the property. The title company will either order a new survey or endorse a pre-existing one if accepted by the lender. Some of the questions determined by the title company include: Does the deed correctly describe the property? Are there problems with adjoining owners or prior owners? Did a prior owner agree to any easements, covenants, or other restrictions? The title company will create a title report that will describe what is included, what is excluded and what may be excepted from title insurance. Common exclusions are limitations on the use of land, as well as mechanics, liens for home improvement and repairs. Some common exceptions may be easements, rights-of-way, and restrictive covenants.

The title company also serves an important function at closing. The title closer will clear any additional objections to the title, make arrangements to pay off existing mortgages and will file the required documents, including mortgage satisfactions, deeds and tax documents.

If a claim is ever made against your title, contact your attorney and title company immediately. The company will represent your interests by defending your title in court and pay the legal costs incurred in defending the title. Further, the company will be obligated to satisfy any covered claim for which it is responsible.

ASSOCIATE PROFILES



Stanley J. Lacher, Esq.

President & Counsel

Mr. Lacher has been a member of the Bar for 32 years. He has lectured on Real Estate and Title Law for numerous Bar Associations and The New York State Land Title Association, and has taught these subjects at various local colleges. He is also a former President of the New York State Land Title Association and has been a member of its Executive Committee for the last 10 years.



Ellen Schwartz

Senior Title Officer

Ms. Schwartz has over 21 years of experience in the field with the last 17 years at Globe Title. Her many years in the title business enable her to be helpful to our clients in paving the way for a smooth transfer of title or mortgage transaction. Ms. Schwartz fully understands the importance of personal and professional service to our clients.

Maureen Crew

Applications, Surveys & Closed Clearance

Bibi Khan

Recordings, Escrows & Real Estate Taxes

Marge Lubin

Closing Desk & Policies

Irene Lyons

Production Department

Maureen Paladino

Sales Representative

Staci Lacher-Wuss

Applications & Surveys

Eric J. Wuss

Sales Representative

OUR LOCATION

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