

# Fundamentals of Real Estate and Title Insurance

## Course Contents

### [Course Details and Order Form](#)

#### **SECTION I**

Real Estate Defined and the Evolution of Land Title Insurance

Estate and Interests in Land

Agreements of Sale

Surveys and Legal Descriptions

Deeds and Transfers of Title

Recording and Indexing

Easements and Licenses

The Courthouse Search

The Title Plant Search

Private Restrictions on Real Property and Legal Actions

Leasehold Estates

Mortgages

## SECTION II

Liens

Judicial Sales

Dependent's Rights

Building operations – Examination and Service

Condominiums

Shopping Centers

Title Examination and Commitment to Insure

RESPA Real Estate Settlement Procedures Act

The Real Estate Closing- Clearing the Report of Title

Instructions for Preparation of Settlement Sheet

The Title Policy

Policy Endorsements and Special Coverages

## **SECTION III**

Building Restrictions, Easements and Party Walls

Fixtures and Financing Statements

Intestate Succession, Wills, Probate and Procedure

Powers of Personal Representatives, Trusts and Trustees

Estates of Minors, Incompetents, Absentee and Presumed Decedents

Inalienable Property, Foreign Fiduciaries, Power of Attorney and Simultaneous Death

Pennsylvania Inheritance and Estate Taxes, Federal Estate Taxes

Riparian Rights, Mineral Rights, Air Rights, Streets and Roads

The Bankruptcy Code

The Divorce Code- Spousal Property Ownership

Mortgage Foreclosures

Title Insurance Claims- Case Histories