

THE BENEFITS OF TITLE INSURANCE FOR LENDERS

A Customised Risk Management Solution

The lending transaction carries certain risks. The introduction of title insurance into your lending program provides a solution to address the risks inherent in every transaction.

Title insurance enhances the lending process as risks are re-allocated to Stewart Title thereby minimising your exposure to loss which you can potentially suffer due to the existence of certain defects when you are required to realise on your security.

It also complements your existing risk management strategies. For example, Stewart Title's policies complement mortgage insurance, as a claim against your mortgage insurance policy will be unsuccessful where the mortgage itself is invalid or unenforceable.

At Stewart Title we deal with all kinds of lending institutions: from small to large, and from the traditional to non-traditional. We provide solutions for both residential and commercial lending* for new mortgages, refinances, construction mortgages, assignments, collateral mortgages and amendments.

**See specific product fact sheets for further information.*

Lending transactions which are title insured with Stewart Title have the optimum combination of streamlined processing and enhanced lender protection.

Customised Insurance & Risk Management Solutions

Every lender has different needs, so Stewart offers you a range of solutions that can be customised to your requirements.

Here are some of the ways that Stewart Title has helped its lender clients with their risk management programs:

- Underwriting mortgage documentation processing procedures – this means that most of the underwriting is taken care of up front by way of a master contract
- Special underwriting through use of endorsements and affirmative cover helping otherwise difficult or impossible transactions to proceed
- Portfolio title insurance on acquisition, sale or securitisation of a mortgage book
- Insuring on a loan by loan basis

Did you know that Stewart Title also offers protection to purchasers of residential and commercial properties and existing owners of residential properties?

If your borrower takes out a title insurance policy on their property, then you can obtain a lender policy at a nominal fee.



Our Technology Makes a Difference

Our technology solutions have been designed to integrate title insurance seamlessly into your specific mortgage processing program.

We understand that maintaining costs is vital to the success of your business. That is why we have designed technology solutions that minimise human processing helping you to maintain costs and save time.

Our technology platform also means that you receive an automatic confirmation of insurance (where underwriting is not required) allowing you to proceed with your transaction with certainty.

We are not a mortgage processing or settlement company. We do not take away from the role of the professional. We stick to what we are experts in – managing risk by underwriting title and property defects and handling claims in an efficient and timely manner.

Benefits for Lenders

By combining underwriting, risk and claims management with the industry specific knowledge of our team and a program customised to your needs, we can provide you with consistent and competitive solutions that drive the following benefits for your business.

Greater certainty

With the cover provided under our standard policy and special underwriting which can be provided as risks arise, you know that your mortgage security is enforceable.

Reduce the number of searches that are needed

Due to the cover that is provided under our policies, you can perform less due diligence without increasing risk.

Overall costs reduced through increased efficiency

Reducing the number of searches and enquiries undertaken in a transaction and utilising our customised technology solutions will result in increased efficiencies in your processing of loans and may result in a higher loan conversion rate meaning transactions can be completed promptly and with ease.

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This material is intended to provide information of a general nature. Please refer to the policy for full details, including the specific terms and conditions. Sample policies are available upon request. 0905

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