

# Claim Stories From Our Files

## Fence/Garage Encroachment

Stewart Title has a long history of issuing title insurance policies and our financial strength and claims paying ability make us an industry leader. Claims are resolved in a timely manner through a professional, practical and result-oriented approach.

**Below is a real life claims scenario handled by our Claims Team:**

### *The Scenario*

- ▶ Insured purchased property and sold a few years later
- ▶ Selling house to fund new house in Tasmania
- ▶ “Back to back” settlement
- ▶ Purchaser obtained survey of rear boundary
- ▶ Discovered substantial encroachment of rear fence and garage
- ▶ Purchaser threatened to terminate – leaving insured with potential breach of contract for Tasmania home

### *Claim Resolution*

- ▶ Stewart Title agreed to fund acquisition of the Crown land for the benefit of the purchaser
- ▶ Settlement proceeded – insured was able to complete contract in Tasmania
- ▶ Stewart Title acquired Crown Land and registered a boundary re-alignment in favour of purchaser
- ▶ Stewart Title paid all costs



### Title Insurance Key Features

- ✓ One-time premium payable on settlement
- ✓ No excess payable on claims
- ✓ No-fault claims process
- ✓ Covered for life of ownership of the property

Contact us for more information.

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The above image(s) are visual representations (illustrations, art renderings, and other graphic representations) intended to portray an artist's impressions of the claim subject and should not be regarded as representation of the actual claim.

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