

COMMITMENT FOR TITLE INSURANCE

SCHEDULE C

Schedule C: This section of the commitment shows the legal description of the property that will be insured. The legal description may be as complex as a full metes and bounds description of the perimeter of the property, or as simple as a reference to a previously recorded Land Development Plan. Most times, the legal description is the same as was found in the prior deed(s) for the property, or may be provided as part of a recent land survey of the property.

The buyer (or owner) should review this legal description and compare it to the physical layout of the property to be insured; to verify that all of the property is covered by the commitment. Some of the legal descriptions found in Pennsylvania use language that can be considered ancient, and may use archaic units of measure, such as perches and rods instead of feet and inches. Although a survey is not required for the conveyance of property in Pennsylvania, a buyer may still choose to hire a surveyor to provide them with a more recent and accurate description of the property that they are purchasing. Title companies will require that the survey be provided for examination, if the insured desires that the newly surveyed legal description be shown on Schedule C and insured accordingly.