

Bay East Consumer Guide

Understanding Deeds and Titles

Learn how property ownership is transferred during a real estate transaction.



Deed vs. Title

They're not the same.

- A deed is the legal document that transfers ownership from seller to buyer.
- A title represents your legal ownership rights to the property.
- 💡 The deed transfers the title, giving you legal ownership of your new home.



Before Closing

Several important steps happen before ownership is transferred:

- ✓ A title search is completed
- ✓ Ownership records are reviewed
- ✓ Outstanding liens or claims are identified
- ✓ Closing documents are prepared

These steps help ensure the seller has the legal right to transfer the property.



"A clear title helps pave the way to confident homeownership."



What Is Title Insurance?

Title insurance helps protect your ownership rights against certain issues that may not be discovered before closing, including:

- Unknown liens
- Recording errors
- Forged documents
- Ownership disputes

Title insurance protects your legal ownership.



Understanding Ownership

Ownership can vary depending on the type of property.

- Most home sales use a general warranty deed, offering buyer protections.
- Homes in HOA communities include ownership of your home and lot, while community rules may place restrictions on property use.
- Condo owners own their individual unit and share ownership of common areas.
 - Co-op residents own shares in the cooperative.



We're Here to Help

A Bay East REALTOR® can help you:

- ✓ Explain deeds, titles, and ownership rights
- ✓ Guide you through the closing process
- ✓ Connect you with trusted title professionals