

What is Title and Escrow?

The purchase of residential real estate is the most expensive, long-term financial commitments most individuals of families will ever make. Because of this, selecting the right title and escrow company is a crucial step in ensuring a secure transfer of funds and safeguarding you and your clients against legal issues that could arise post-transaction. Title Guaranty is the largest and most experienced title and escrow company in Hawaii, with 17 branch locations statewide. Our friendly, local staff live and work here in the islands, and have a deep understanding of Hawaii's complex land systems. With specialized teams dedicated to residential, commercial and developer transactions, we have the capacity to handle all jobs, big and small, and are committed to your safety and security. Visit us online to learn why Title Guaranty is Hawaii's only choice for title and escrow.

Title

Title insurance differs significantly from other forms of insurance in many respects. While the function of most other forms of insurance is risk assumption, the primary purpose of title insurance is to eliminate risks and prevent losses that can occur when a title is defective.

To achieve this protection, Title Guaranty first performs an extensive search of public records to determine whether any person other than the seller has any right, lien, claim, or encumbrance that may be taken into account. Once all the rights and claims are clearly determined, a title product may be issued.

Title insurance services are designed to afford homeowners, lenders, and others protection from adverse title claims or risks. The financial assurance offered by Title Guaranty, both in satisfying any valid claims and in defraying any attacks on the title, is the key aspect of title protection. This process also helps ensure that all parties have a clear understanding of their interests before the transaction is consummated. In this way, potential title claims can be resolved before financial losses are incurred.

Escrow

Escrow is a trustworthy, neutral third party who manages documents and funds relating to a transaction. Escrow executes, deposits, holds, and disburses these documents and funds upon the fulfillment of all conditions of the escrow instructions. Title Guaranty Escrow Officers provide experience and expertise in real estate transactions, and work together with the parties and their agents to expeditiously close your transaction.

Escrow calculates the prorations for monthly and yearly assessments such as real property taxes, lease rents, and condominium or other association dues; provides and obtains HARPTA and FIRPTA documents; and pays, as instructed, existing liens, mortgages, taxes, fire insurance premiums, etc. Escrow also coordinates the recordation of documents and the issuance of the desired title coverage with the client's selected title company.

Prior to and at closing, Escrow will also produce preliminary and final closing statements indicating the various charges and credits to the seller and the buyer.