

Protecting Your Biggest Investment: New Title Insurance Endorsements Guard Homeowners Against Seller Impersonation Fraud!

Seller impersonation fraud is one of the fastest-growing threats in real estate today, and homeowners across the country are feeling the impact. This type of fraud occurs when a criminal forges documents—often using stolen or falsified personal information—to pose as the rightful property owner and illegally sell a home. By the time the true owner becomes aware of what has happened, the fraudster has already disappeared with the proceeds, leaving behind legal headaches, financial stress, and months (sometimes years) of work to restore rightful ownership.

As these schemes become more sophisticated, the American Land Title Association (ALTA) has taken proactive steps to strengthen protections for homeowners. ALTA recently introduced two new title insurance endorsements that expand coverage specifically for forgery-related issues, including fraudulent deeds or mortgages recorded *after* the original policy date. We are proud to share that these endorsements are now available through Old Republic, offering homeowners a valuable new safeguard at a time when fraud prevention is more important than ever.

These endorsements are optional and must be requested by the homeowner. While an additional fee applies, enhanced protection and long-term peace of mind make this a worthy investment—especially as criminals develop increasingly complex fraud strategies.

The Growing Need for Forgery Protection -- Traditional title insurance policies protect against a variety of issues, but they typically do not extend to problems that occur after the policy is issued. That means if a criminal forges a deed or records a fraudulent mortgage years after a homeowner closes on their home, the standard policy may offer limited or no protection.

The new ALTA endorsements fill this critical gap by providing post-policy coverage, ensuring homeowners remain protected against some of the most damaging fraud schemes seen today. With impersonation fraud on the rise, this added layer of security gives homeowners greater confidence and stability.

What's Now Available for Homeowners

1. ALTA 49 Endorsement — Forgery (New Owner's Policy – Residential)

This endorsement is designed for new homebuyers purchasing a fresh ALTA Owner's Policy. It extends coverage beyond the date of the policy and protects against:

- Fraudulent deeds recorded after closing
- Forged mortgages or liens placed on the property

For buyers making one of the largest financial investments of their lives, this endorsement enhances long-term security by ensuring that ownership remains clear even if fraud occurs well after the purchase.

2. ALTA 49.1 Endorsement — Forgery (Existing Residential Owner's Policy)

Current homeowners are not left out. If you already have an ALTA Owner's Policy in place, this endorsement allows you to upgrade your protection. It adds forgery coverage to your existing policy, meaning:

- You are protected if someone forges a deed involving your property
- You are covered if a fraudulent mortgage is recorded against your home

This endorsement is especially valuable for long-term homeowners, who may be more vulnerable to fraud simply because they have been on record longer.

Strengthening Protection in a Changing Fraud Landscape -- As impersonation and document-related fraud becomes more common, these endorsements offer homeowners increased confidence and financial protection. They help ensure that a property owner does not bear the heavy burden of legal defense or financial loss caused by someone else's criminal actions.

Interested in Enhanced Protection? We're Here to Help. If you would like more information or want to add one of these endorsements to your policy, our Kotner Title team is ready to help you review options and determine what best fits your needs.

Your home is one of your greatest investments—and now, you have new tools to help protect it!