

Frequently Asked Questions

TITLE INSURANCE

Q. What is Title Insurance?

Title Insurance is a policy that protects the lender against certain title defects and risks associated with a property transaction. By using Title Insurance, the need for full conveyancing searches can be reduced, helping to simplify the legal process and accelerate the journey from offer to completion.

Q. Is my case eligible for Title Insurance?

- We use Title Insurance for a range of property types and transaction structures, including:
- Individual and limited company borrowing
- Freehold and leasehold properties
- Remortgages on standard properties and HMOs with up to 6 bedrooms
- Same party transactions, including:

Splitting a freehold into separate leases

Limited company sell-downs within the same structure

Incorporations

- Loans up to £2,000,000 are covered. Loans above £2,000,000 are covered by referral.

Please note that we do not currently offer Title Insurance for multi-unit properties.

If you're unsure whether a particular case is eligible, please contact our internal sales team on 0345 148 9086, option 1 or email enquiry@keystonepropertyfinance.co.uk.

Q. What are the benefits of Title Insurance?

Title Insurance can help simplify and accelerate the conveyancing process for brokers and their landlord clients by removing the need for certain official searches. This can reduce legal costs, minimise potential delays and provide greater certainty around completion timescales, making the journey from application to completion smoother and more efficient.

Q. How much time can Title Insurance save?

Title Insurance can help reduce the time between offer and completion with us by approximately three weeks. It removes the need for official Local Authority searches, which helps avoid delays associated with obtaining search results and provides a more efficient route to completion for your landlord clients. However, actual timescales will vary depending on the individual transaction and other factors within the legal and mortgage process.

Q. Does the borrower still need a solicitor?

Yes, a solicitor is still required when Title Insurance is used. The solicitor will use the Title Insurance policy to help streamline and simplify the legal process.

Q. What information do I need to provide to obtain Title Insurance?

We do not require any additional information or documentation for Title Insurance. Simply check that the property and transaction type meet our eligibility criteria, then select Title Insurance when you are completing the full mortgage application.

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Q. How do I apply for Title Insurance?

When completing the full mortgage application on the broker portal:

- Select the relevant solicitor from the dropdown. You can ensure your selected solicitor is already part of our LMS panel by [searching here](#).
- Select Yes for Title Insurance on the same page
- Continue with the full mortgage application as normal

There is no separate Title Insurance application required.

Q. What does Title Insurance cost and how is the fee paid?

The Title Insurance fee is deducted from the loan before the funds are released to the solicitor/borrower. Our current Title Insurance fees can be found on the back page of our product guides.

Q. Is the Title Insurance premium paid monthly or a one-off payment?

The Title Insurance is a one-off payment. There are no monthly Title Insurance payments.

Q. What if I'm unsure whether a transaction is eligible?

If you're unsure whether a particular property or transaction is eligible for Title Insurance, our Sales Team will be happy to help. Simply contact us on 0345 148 9086 option 1 or enquiry@keystonepropertyfinance.co.uk and provide details of the property and transaction, and we'll confirm whether the case meets the eligibility criteria.