

TITLE INSURANCE AT
YOUR FINGERTIPS
a facility for solicitors

The purchase of Title insurance often falls to you, the solicitor, as you arrange this on behalf of your clients. We understand that you need this to be a quick, easy and robust service and we would like to introduce you to a Title insurance facility which delivers just that.



TITLE INSURANCE

Insuring property owners and lenders against the risks associated with defective title

Risks associated with defective title affect property owners, property developers and lenders – and in turn you, their solicitors. Defective title can threaten a purchaser's continued use, development, redevelopment or sale of land.

Purchasing insurance can protect owners against a loss caused by title problems. It can speed up property transactions or in some cases can enable a transaction to complete that may otherwise fail. The product can also assist property owners in securing lending, or more favourable lending terms. It can respond in a number of ways, including:

- Covering the cost of responding to a challenge over the insured's right to use the property
- Covering the cost of pro-active steps to rectify a challenge, including legal fees
- Indemnifying the insured against a loss such as losing ownership of the property or not being able to use the property in the way they envisaged.

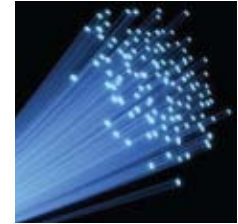
INDEMNITIES PROVIDED CAN INCLUDE:

Absentee landlord	Insolvency Act	Outstanding mortgage interest
Access and/or Services (including common land)	Judicial review	Outstanding flights of common
Adverse possession breach of trust	Lack of good root of title	Rent charges indemnity
Business interruption	Lack of listed building consent	Restrictive covenant
Chancel repair	Lack of NHBC certificate	Reversion risk
Covenants for title	Lack of planning permission and/or building regulation consent	Reverter of Sites Act
Flying and/or creeping freehold	Lost documents	Right of light
Deed of postponement	Lost title deeds	Road charges indemnity
Defective title	Manorial rights	School Sites Act
Forfeiture of headlease	Mineral rights	Search indemnity
Forfeiture of lease	Obstruction of right at way	Sewer indemnity
Improvement grant liability	Outstanding leasehold interest	Unknown rights and easements

Certain products are not available online but are available via email, fax, phone or mail.

Please note that this document is intended to provide a general guide only and is not exhaustive.

TITLE INSURANCE FACILITY



Let us introduce you to Title insurance cover via an online facility for both residential and commercial land and property in England and Wales.

How it helps you to help your clients:

- Quick and simple – only 5 clicks to a quote
- Access to a wide range of Title insurance solutions
- Direct access to a qualified lawyer to discuss technical issues
- Flexible approach that allows tailored terms in unusual circumstances
- Online insurance accessible 24 hours a day and 7 days a week, always up-to-date (unlike self-issue pads)
- Clients benefit from a fast and efficient resolution and instant cover
- Paperwork provided to help you meet your regulatory obligations eg Demands, Needs and Suitability (DNS) statement
- 20% cheaper than buying offline
- Multiple risks available on a single policy with up to 25% discount

How it works:

Once your firm has registered you can carry out the whole process quickly and conveniently for most transactions online.

- Register online at www.aon.co.uk/title or by completing the attached form
- Give us as many user names and email addresses as you need
- Select product, risk and indemnity value and obtain a premium quotation instantly, displayed on screen
- Enter property postcode and title details
- Accept cover, download policy documentation including DNS statement and pay premium
- Be safe in the knowledge that your clients are protected with immediate effect
- Option to receive income from business placed through the facility (see registration form)

Alternatively please discuss with your usual Aon contact, call us on **0845 671 1076** or email us on title@aon.co.uk

RESIDENTIAL TITLE INSURANCE

Level of indemnity up to £2 million cover online with 200% inflation cover at no extra cost.

By providing simple and effective insurance solutions, key risks involved in the sale and purchase of land and property are reduced, and potential mortgage issues can be overcome. The facility offers access to two different policies that are cost effective and quick and easy to arrange:

Known Risk Policy

Title insurance for 43 risks ranging from missing deeds and lack of building regulations, through to breaches of restrictive covenants.

Good Title Policy

Enhanced Title insurance for known risks, as well as a range of potential problems that may not be identified at the time of conveyancing (unknown risks).

The facility provides online access, but for more complex issues there is access to a team of experienced, specialist legally qualified underwriters who can tailor coverage quickly and efficiently.

COMMERCIAL TITLE INSURANCE

The facility provides access to up to 20 potential title risks and offers online access to two different policies that are cost effective and quick and easy to arrange:

Development Property – Change of Use

Level of indemnity up to £5 million cover online.

This is defined as a property which is going to be developed, or may be changing from its originally intended usage.

Continued Use Property

Level of indemnity up to £15 million cover online with inflation cover available.

This cover relates to property that will remain as a commercial concern, and the usage will not change.

Whilst commercial Title insurance can be accessed online, a team of experienced, specialist legally qualified underwriters can tailor coverage quickly and efficiently to underwrite more complex risks.

ABOUT AON

Aon is the UK's largest insurance intermediary, with more than 5,000 staff across the country.

We have provided specialist insurance facilities for solicitors for over 30 years. As leading broker of solicitors' professional indemnity and liability insurance worldwide our clients include many of the world's top law firms and individual practices, bar schemes and law societies throughout the world.

The combined strength of our portfolio and our global commitment to developing solicitors' insurance programmes mean we have a first-rate knowledge of the legal scene. We are recognised experts and leaders in this field and owe our success to:

- Understanding the impact of change in the legal sector
- Supporting our clients' strategic objectives
- Providing integrated service solutions
- Offering dedicated resource.

One of the things we do is introduce you to products and services offered by Aon that could benefit your clients.

For more information on the Aon Professional Services Group schemes please speak to your usual Aon contact, or contact us at: Aon Limited, Garland Court, Garland Road, East Grinstead, RH19 1DN

Aon Helpline: 0845 671 1076

Web: www.aon.co.uk/title

Email: title@aon.co.uk

MAVEN UNDERWRITERS

Maven Underwriters, part of AUM Europe and a trading name of Aon Limited, introduce access to both the online and offline Title insurance products. Maven is authorised and regulated by the Financial Services Authority in respect of insurance mediation activities only.

FIRST TITLE

Policies are underwritten by First Title Insurance plc, which is authorised and regulated by the Financial Services Authority, and is a subsidiary of First American Title Insurance Company.

First Title is one of the largest title insurance companies in the world with over 110 years experience. They specialise in Title insurance and are acknowledged as market experts with a great reputation and financial backing from the parent company with unlimited underwriting capacity.

YOUR REGISTRATION FORM

To use this Title insurance facility you will need to register with Aon. This can be done by completing and returning this form, online at www.aon.co.uk/title or by calling us on 0845 671 1076. Upon receipt of this form the insurer will send you an agreement and a password to access the facility.

I/we wish to register with Aon to use the Title insurance facility.

I/we confirm that I/we have the relevant authorisation or exemption from the Solicitors Regulation Authority or Financial Services Authority for insurance mediation. (You need to be authorised or exempted to handle this insurance).

For business transacted through this facility Aon will pay you 7.5% of the premium value. Payment will be made quarterly subject to a minimum of £25.

To enable us to credit your account please complete:

Bank/Building Society

Name of account

Account number

Branch sort code

Please tick here if you do not want to receive this payment.



I/we agree that Aon Limited is authorised to register online with First Title User(s) on behalf of the practice.

For each user I/we agree to the Terms and Conditions of use of the system. These are available at www.aon.co.uk/title

Contact name

Position

Signature

On behalf of practice (*name and address*)

.....

..... Postcode

DX address

Telephone

Email

Do you wish First Title to issue Demands and Needs statements with quotes? Yes No

Preferred email format HTML Plain text

New user forms are available at www.aon.co.uk/title for additional users.

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