

WHY WE DESERVE YOUR BUSINESS

We at Ledin & Hofstad strive to provide you with above par service that only a law firm with over 125 years combined real estate experience can offer.

We are a one stop shop for your real estate needs.

We are customer service and relationship driven to ensure every real estate transaction is a positive experience.

We have the staff necessary to walk you through your real estate transaction from start to finish and to act as your customer-focused facilitator.

BECAUSE

You deserve the best.



LEDIN & HOFSTAD
LTD

Our Offices:

Pine City:
539 Main Street South
Pine City, Minnesota 55063

Hinckley:
208 Fire Monument Road
Hinckley, Minnesota 55037

Phone: (320) 629-7537

Fax: (320) 629-2479

Email: contact@ledinandhofstad.com
www.ledinandhofstad.com

*Professionals with
Real Estate Expertise*

Advertising Material

Ledin & Hofstad
Ltd.

*Professionals with
Real Estate Expertise*

Tel: 320-629-7537



What do we offer?

We offer superior quality title services to both lenders and property owners. We are a full-service title insurance company providing residential, commercial and vacant land closing services.

Having a law firm on your side throughout your closing process ensures you will receive the expert advice needed to complete your real estate transaction properly, and in a manner most advantageous to you.

Steps in the closing process:

- ⇒ Financing
- ⇒ Purchase Agreement
- ⇒ Selection of Closing Company
- ⇒ Title & Document Preparation
- ⇒ Closing



Advertising Material

What is title insurance and why do I need it?



What is title insurance?

Title insurance defends lenders and property owners against certain loss or damage that may occur because of liens, encumbrances or defects in the title to the property. Each title insurance policy is subject to precise terms, conditions, and exclusions.

Who needs title insurance?

Title insurance is needed by purchasers and lenders to ensure that they are protected against various possible title defects. Title insurance benefits sellers, buyers and the lender.

Who does title insurance cover?

The Lender. When you buy property, you are frequently required to pay for a lenders title insurance policy. This covers the outstanding balance on the mortgage for the lender but does not protect you.

The purchaser. When acquiring property, it's a good idea to purchase an owners title insurance policy. It can provide protection in many instances, some of which include:

- ◆ Lawsuits claiming an interest in or challenging your title.
- ◆ Documents executed under false, revoked or expired powers of attorney.
- ◆ Undisclosed heirs of deceased owners in the chain of title.
- ◆ Improperly recorded legal documents.
- ◆ Failure to include necessary parties to certain judicial proceedings.
- ◆ Defective acknowledgments due to improper or expired notarization.
- ◆ Mistakes and omissions resulting from improper abstracting.
- ◆ Forged deeds, mortgages, wills, releases of mortgage and other instruments.
- ◆ Defective legal descriptions.
- ◆ Unresolved liens or encumbrances.
- ◆ Rights of divorced parties.
- ◆ Special tax assessments.

We look forward to working with you and helping you through your next real estate or loan transaction.