

NAME: \_\_\_\_\_

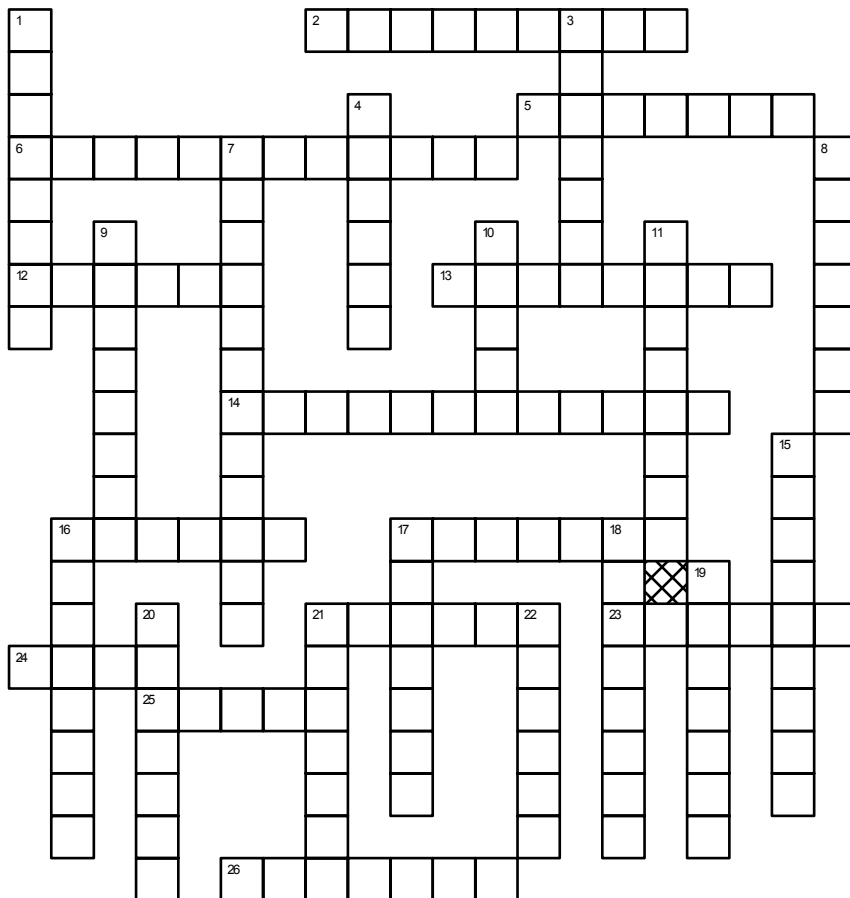
# Property Law – Chapter 28

## Across

2. A purchase and sale \_\_\_\_ is a written statement of the rights and duties of both parties to a contract.
5. A \_\_\_\_ is the right to do something on the land of another that would otherwise be trespass.
6. \_\_\_\_\_ rights are said to extend to the center of the earth.
12. The 2nd of 5 factors lenders consider when

giving a mortgage is the borrower's \_\_\_\_ history.

13. A \_\_\_\_ is a written instrument by which the mortgagor pledges real property to the mortgagee as security for a loan.
14. The \_\_\_\_ mortgage is a loan made strictly between a private lender and a borrower at the market interest rate.
16. \_\_\_\_\_ is the depositing of money, legal documents, and instructions with a third party to be held until the conditions of a contract are fulfilled.



17. One of the 5 factors a mortgage lender considers is the borrowers employment \_\_\_\_.

21. The 4th of the 5 things a mortgagee considers is the \_\_\_\_ of the down payment.

23. A landowner enjoys her land subject to the state's \_\_\_\_ power.

24. A \_\_\_\_ is a formal written instrument that transfers ownership of real property.

25. The 5th of 5 things a mortgagee considers is the \_\_\_\_ of the property.

26. A \_\_\_\_ mortgage has a series of low payments followed by one huge payment. The house must then be sold or refinanced.

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## Down

1. A landowner's right to use his property is limited by the law of \_\_\_\_ which gives neighbors the ability to use courts to stop disturbing uses.
3. The right of the government to take private land with or without the consent of the owner for public use is called \_\_\_\_ domain.
4. The 1st of 5 things the mortgagee considers when making a mortgage loan is the \_\_\_\_ of the borrower.
7. Deed \_\_\_\_ are used to maintain land use restrictions within a particular subdivision.
8. A \_\_\_\_ and sale deed transfers title to property without giving warranties.
9. The \_\_\_\_ Administration guarantees loans to veterans made by private lenders.
10. A \_\_\_\_ is a one-time charge equal to one percent of the amount borrowed.
11. A general \_\_\_\_ deed contains express warranties that title to the property is good.
15. A \_\_\_\_ deed transfers whatever interest the grantor has in the property but does not warrant that the grantor has any interest.

16. An \_\_\_\_ is a right to make some use of land belonging to another.

17. The Federal \_\_\_\_ Administration guarantees loans made by private lenders.

18. The rights of persons to use water from a waterway that runs through their property are known as \_\_\_\_ rights.

19. Title passes from the seller to the buyer on the \_\_\_\_ date.

20. 'Squatter's rights' go under the legal name of \_\_\_\_ possession.

21. A \_\_\_\_ warranty deed contains express warranties that no defect arose in the title during the time that the grantor owned the property but not before.

22. Equity, or ownership interest in property, is the difference between the fair market value and the debt in the property.