



# 8 COMMON WAYS TO HOLD TITLE

## SOLE OWNERSHIP

### 1 A SINGLE MAN/WOMAN

A man or woman who is not legally married



**Example:**  
John Doe, a single man

### 2 AN UNMARRIED MAN/WOMAN

A man or woman, who having been married is legally divorced



**Example:**  
Joe Doe, an unmarried man

### 3 A MARRIED MAN/WOMAN, AS HIS/HER SOLE AND SEPARATE PROPERTY

When a married man or woman wishes to acquire title in his or her name alone.



**Example:**  
John Doe, a married man, as his sole and separate property\*

## CO-OWNERSHIP

### 4 JOINT TENANCY

A property owned by two or more persons, in equal shares created by a single will or transfer



Title

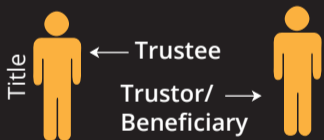
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**Example:** John Doe and Mary Doe, husband and wife, as joint tenants.\*

### TRUST

A trustee holds title for the trustor/beneficiary who retains all of the management rights and responsibilities



### 6 COMMUNITY PROPERTY

Acquired by husband and wife, giving each spouse control of 50% of the property



**Example:**  
John Doe and Mary Doe, husband and wife.

### TENANCY IN COMMON

Similar to joint tenancy except these interests need not be equal in quantity or duration and may arise at different times. There is no right of survivorship in tenancy in commons



**Example:**  
John Doe, a single man, as to an undivided 3/4ths interest, and George Smith, a single man, as to an undivided 1/4th interest, as tenants in common.

### 8 COMMUNITY PROPERTY WITH RIGHT OF SURVIVORSHIP

Upon the death of one spouse, title passes to survivor without administration

\*WITH A CONVEYANCE FROM THE SPOUSE OF THEIR COMMUNITY PROPERTY INTEREST

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