



Holding Title as a Sole Owner

Sole ownership of real property is described as ownership by an individual or other entity capable of acquiring title. Examples of common vesting cases of sole ownership include:

1. A Single Man or Woman, an Unmarried Man or Woman or a Widow or Widower: A man or woman who is not legally married or in a domestic partnership. *For example: Bruce Buyer, a single man.*

2. A Married Man or Woman as His or Her Sole and Separate Property: A married man or woman who wishes to acquire title in his or her name alone. The title company will require the spouse of the married man or woman acquiring title to specifically disclaim or relinquish his or her right, title and interest to the property. This establishes that both spouses want title to the property to be granted to one spouse as that spouse's sole and separate property. *For example: Bruce Buyer, a married man, as his sole and separate property.*

3. A Domestic Partner as His or Her Sole and Separate Property: A domestic partner who wishes to acquire title in his or her name alone. The title company will require the domestic partner of the person acquiring title to specifically disclaim or relinquish his or her right, title and interest to the property. This establishes that both domestic partners want title to the property to be granted to one partner as that person's sole and separate property. *For example: Bruce Buyer, a registered domestic partner, as his sole and separate property.*

For more methods of holding title, please refer to our "Methods of Holding Title" handout.