



Common Ways to Hold Title

	Community Property	Tenancy in Common	Joint Tenancy
Parties	Only married couples or registered domestic partners.	Two or more persons or entities.	Two or more persons.
Division	Ownership interests are equal.	Equal or unequal shares in the entire property.	Undivided equal shares in the entire property.
Title	Title is in the "community" - each interest is equal.	Each co-owner has title to his, her or its undivided interest.	Title is to the entire property.
Possession	Equal right to possession.	Equal right to possession unless there is an agreement to the contrary.	Equal right to possession.
Conveyance	Both parties must convey together except each party may bequeath his/her interest by will.	Each co-owner's interest may be conveyed separately without consent.	Co-owner's interest may be conveyed without consent but conveyance by any co-owner terminates the joint tenancy as to that interest.
Purchaser's Status	Purchaser acquires title held by the community.	Purchaser acquires grantor(s) interest.	Purchaser acquires grantor(s) interest. If only one co-owner's interest remains un conveyed, joint tenancy is terminated and becomes tenancy in common. If more than one co-owner's interest remains un conveyed, those parties remain joint tenants with each other and purchaser becomes a tenant in common.
Transfer upon Death	Each party may bequeath his/her interest by will. Surviving spouse/partner inherits if no will.	On co-owner's death his or her interest passes by will or intestate succession.	On co-owner's death the entire tenancy belongs to the survivor(s).
Successor's Status	Devises by will are tenants in common with surviving spouse. Without will (intestacy) surviving spouse becomes sole owner.	Heirs or devisees are tenants in common with other co-owners.	Last survivor owns property.
Creditor's Rights	Co-owner's interest may be sold at execution sale to satisfy creditor. Purchaser becomes tenant in common.	Co-owner's interest may be sold at execution sale to satisfy creditor. Purchaser becomes tenant in common.	Co-owner's interest may be sold at execution sale to satisfy creditor. Joint tenancy is broken as to that interest. Purchaser becomes tenant in common.



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