

Joint Tenants with Right of Survivorship

Joint tenancy is a form of ownership by two or more persons of the same property. Joint tenants have separate but undivided interests in the property. Each co-tenant has a right to possess and use the entire property. Each co-tenant has the right to keep or dispose of the property. Joint tenancy also creates a right of survivorship. This right provides that upon the death of one of the joint tenants, the remainder of the property is transferred to the survivors.

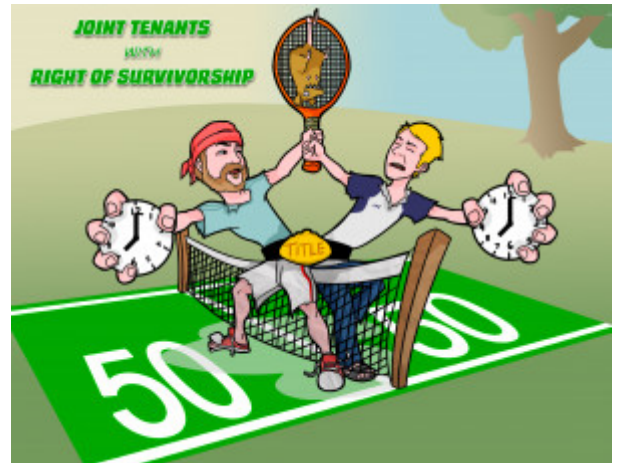
There are four unities that must be present in order for the valid creation of a joint tenancy with right of survivorship. If any of the four unities is severed, it will end the joint tenancy and create a tenancy in common.

Classic audio Joint tenancy

Joint tenancy or a joint tenancy with the right of survivorship is a type of co-tenancy in which co-owners have a right of survivorship. This means that if one owner dies, the deceased owner's interest in the property will pass to the surviving owner. Joint tenancy is portrayed in this Picmonic by the conjoined tennis players. To help remember the right of survivorship, the two tennis players look like the two popular survivor men on TV. There are several criteria that are required in order to claim joint tenancy. First, there has to be equal possession of the property, depicted by the two men holding onto the same tennis racket with a possessive possum hanging on it. Second, the possession has to be the same time, represented by the two clocks that point to the same time. Third, the owners have to have the same title to the property, the title weight belt shared by the two men. Lastly, there needs to be an equal level of interest in the property, the tennis court split into two 50% halves by the two men.

Creative story

These two survivor contestants have been joined together in a tennis tournament to the bitter end. They started this event on equal terms of interest, with the court split down the middle, fifty fifty. They have been joined by a pursuit of the same title. While they started with the same time on their clocks, whoever can hold onto this racket until the other person dies, wins it all. Now the sight of this possum feigning death has ignited each survivor's will to carry on.



PLAY PICMONIC

Possession

[Possum hanging on the racket](#)

Joint tenants have equal right to possess the whole.

Same Time

[Matching clock](#)

Interest in joint tenancy must be created at the same time.

Same Title

[Title belt](#)

Joint tenants must acquire title by the same instrument.

Interest

[50 to 50 split of the tennis court](#)

Joint tenants must have equal undivided shares and identical interests measured by duration.