

	<b>Tenancy in Common</b>	<b>Joint Tenancy With Right Of Survivorship</b>	<b>Community Property</b>	<b>Community Property With Right Of Survivorship</b>
<b>Parties</b>	Any number of persons (Can be married couple*)	Any number of persons (Can be married couple*)	Only married couple*.	Only married couple*.
<b>Division</b>	Ownership can be divided into any number of interests, equal or unequal.	Ownership interest must be equal.	Ownership interest must be equal.	Ownership interest must be equal.
<b>Title</b>	Each co-owner has separate legal title to their undivided interest.	There is only one title to the whole property.	Title is in the "community". Each interest is separate, but management is unified.	Title is in the "community". Each interest is separate, but management is unified.
<b>Possession</b>	Equal right of possession.	Equal right of possession.	Equal right of possession.	Equal right of possession.
<b>Conveyance</b>	Each co-owner's interest may be conveyed separately by its owner.	Each co-owner's interest may be conveyed separately by its owner.	Purchaser can only acquire whole title of community.	Purchaser can only acquire whole title of community.
<b>Purchaser's Status</b>	Purchaser will become a tenant in common with the other co-owners in the property.	Purchaser will become a tenant in common with the other co-owners in the property.	Purchaser can only acquire whole title of community.	On spouse's death, his/her interest ends and cannot be disposed of by will. Estate passes to survivor outside of probate.
<b>Death</b>	On co-owner's death, their interest passes by will to the devisees or heirs. No right of survivorship.	On co-owner's death, their interest ends and cannot be disposed of by will. Survivor owns the property by right of survivorship.	On spouse's death, 1/2 belongs to survivor in severalty, 1/2 goes by will to descendant's devisees or by succession to survivor.	On spouse's death, their interest ends and cannot be disposed of by will. Estate passes to survivor outside of probate.
<b>Creditor's Rights</b>	Co-owner's interest may be sold at execution sale to satisfy creditor. Creditor becomes a tenant in common.	Co-owner's interest may be sold at execution sale to satisfy creditor. Joint tenancy is broken, creditor becomes a tenant in common.	Spouse's interest cannot be seized and sold separately. The whole property may be sold at execution sale to satisfy creditors.	Spouse's interest cannot be seized and sold separately. The whole property may be sold at execution sale to satisfy creditors.
<b>Presumption</b>	Court will presume tenancy in common if not expressly stated married couple*.	Must be expressly stated in writing and accepted if married couple*. Court will not presume joint tenancy.	Strong presumption that property acquired by married couple* is community.	Must be expressly stated in writing and accepted. Court will not presume joint tenancy. Both halves of community property are entitled to "stepped up" tax basis as of the date of death of spouse.