



Common Ways to Hold Title

	Community Property	Joint Tenancy	Community Property with Right of Survivorship	Tenancy in Common	Tenancy in Partnership
Parties	Only husband and wife	Any number of persons (can be husband and wife)	Only husband and wife	Any number of persons (can be husband and wife)	Only partners (any number)
Division	Ownership and managerial interest are equal except control of business is solely with managing spouse	Ownership interest must be equal	Ownership interest is equal	Ownership can be divided into any number of interest equal or unequal	Ownership interest is in relation to interest in partnership
Title	Title is in the "community." Each interest is separate but management is unified.	There is only one title to the whole property	Title is in the "community." Each interest is separate.	Each co-owner has a separate legal title to his undivided interest	Title is in the "partnership"
Possession	Both co-owners have equal management and control	Equal right of possession	Both co-owners have equal possession	Equal right of possession	Equal right of possession but only for partnership purposes
Conveyance	Personal property (except "necessaries") may be conveyed for valuable consideration without consent of other spouse; real property requires written consent of other spouse, and separate interest cannot be conveyed except upon death.	Conveyance by one co-owner without the others break his joint tenancy	Real property requires written consent of other spouse, and with separate interest cannot be conveyed except upon death	Each co-owner's interest may be conveyed separately by its owner.	Any authorized partner may convey whole partnership property. No partner may sell his interest in the partnership without consent of his co-partners.
Purchaser's Status	Purchaser can only acquire whole title of community; cannot acquire a part of it	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-owner in the property	Purchaser can only acquire the whole title
Death	On co-owner's death, 1/2 belongs to survivor in severalty 1/2 goes by will to decedent's devisees or by succession to survivor	On co-owner's death, his interest ends and cannot be deposed of by will. Survivor owns the property by survivorship.	On co-owner's death, the entire tenancy remains to the survivor. This right of survivorship is one of the primary incidents of community with right of survivorship.	On co-owner's death, his interest passes by will to his devisees or his heir. No survivorship right.	On partner's death, his partnership interest passes to the surviving partner pending liquidation of the partnership. Share of deceased partner then goes to his estate.
Successor's Status	If passing by will, tenancy in common between devisee and survivor results.	Last survivor owns property in severalty.	If passing by Will, tenancy in common between devisee and survivor results.	Devisee or heirs become tenants in common	Heirs or devisees have rights in partnership interest but not in the specific property.
Creditor's Rights	Property of community is liable for contracts of either spouse which are made after marriage and prior to or after January 1, 1975. Co-owner's interest can't be sold separately; whole property may be sold on execution to satisfy creditor.	Co-owner's interest may be sold on execution sale to satisfy creditor. Joint tenancy is broken, creditor becomes tenant in common.	Property of community is liable for contracts of either spouse which are made after marriage and prior to or after January 1,	Co-owner's interest may be sold on execution sale to satisfy his creditor. Creditor becomes tenant in common.	Partner's interest cannot be seized or sold separately by his personal creditor, but his share of profits may be obtained by a personal creditor. Whole property may be sold on execution sale to satisfy partnership creditor.
Presumption	Strong presumption that property acquired by husband and wife is community	Must be expressly stated. Not favored.		Favored in doubtful cases except husband and wife case	Arise only by virtue of partnership statute in property placed in partnership