

STEPS IN THE TITLE PROCESS

Initial Request for Title Insurance

An order for title insurance is opened and the initial response promptly delivered within 48 hours. It shows the record title as it presently exists and is only an offer to provide insurance. To order a Commitment contact your local representative or office.

On-Site Searching and Examining

Your title officer performs three searches: Property, Name, and Tax searches. From that information, a preliminary report is created. Our on-site customer service center expedites the process of obtaining hard copies of recorded documents. Imaging helps to expedite searches with the ability to obtain documents on-line.

Technical Review

The skill and expertise of our title officer is the key to providing you with a useful, accurate title report. Once the report is issued the review begins by making a technical analysis of the documents of record. An interpretive view of all recorded matters is made to evaluate their impact on the title to the property. Among the questions the examiner asks are: Would any of the recorded matters prevent the buyer from using the property for its intended purpose? Can antiquated leases be eliminated from the policy per a review of current leases?

Co-Insurance

The proposed insured may only allow the title insurance company to insure up to a certain amount (i.e. no the total sale price or loan amount). The insuring company must employ another title insurance company to insure the remainder of the sale price or loan amount. When there is co-insurance, the customer is charged based upon each company's field rates for the portion of the total liability covered by that company. The co-insurance company may be chosen by the customer.

We Earn Your Respect with our Skills, Service and Solutions

We try not to point out impediments to the close of a transaction without also offering assistance and solutions.

Documents in the Title Process

- The Commitment – Shows the condition of title in the way we are willing to issue it.
- Pro Forma – Specimen of what the requested policy, as requested, will look like. Underwriting issues not completed. Not binding upon the company.
- Policy – Final product. Contract of indemnity between named insureds and the company.