

THE LIFE OF A TITLE SEARCH



Customer Service Verifies Legal Property Description
& How Title To Real Property Is Held

Preliminary Order & Title Search are Opened

Preliminary Search of Real Property

Title Search Examines Real Property Records, General
Index Records & Tax Records

Examiner Reviews Complete Search Package
& Writes Preliminary Report

Preliminary Title Information is Entered into Computer
& Prepares Preliminary Report

Messenger Service Delivers Preliminary Reports and/or Electronic Prelim
is Emailed to Escrow, Lender & Agents

Title Officer Reviews File With Escrow & Other Parties Within the Transaction.
Action Taken As Necessary To Clear Ownership Issues,
Liens, Court Actions Or Other "Clouds" On Title

New Documents, Demands & Statement of Information
Submitted to California Title Company

Escrow Authorizes Recording of New Documents in the Transaction

Documents are Recorded, Confirmation of Recording is
Received & Liens of Record are Paid Off Title Officer Writes Title Policies

Data Processor Prepares Final Title Policies

Title Policies Released to Client

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