

WHY WE NEED THE SELLER'S STATEMENT OF INFORMATION

When a title order is opened, the Company will review those records which describe the subject property. These include deeds, deeds of trust, easements, CC&Rs, agreements, and other recorded instruments. However these only represent a portion of the documents which may affect the title to the land. There are also judgments, tax liens, bankruptcies and other matters which can impact the land, but which do not describe the property.

This latter group of documents is indexed by name and not the property. The recorded instruments may contain certain identifying information such as a portion of the social security number, date of birth and mailing address or business name. If the party named in the document is the owner, the lien will attach to the land even though the property is not identified in the instrument. The only way for the Title Company to verify the existence of such liens is with a "Statement of Information" (Sometimes referred to as a Statement of Facts) completed and signed by the owner. This is mandatory in all transactions, but more so when the seller(s) has a common name. (On some common names there may be over 200 individual liens and judgments to review.)

In these days, whereas the stakes are high on assuring transactions close on time, it is imperative that a Statement of Information be provided to the title company immediately to review and clear any tax liens, judgments or other similar liens against the seller. In order for title and escrow to deal with these liens, they need to be identified very early on in the transaction. In many cases, the Statement of Information needed to clear those matters is not given to the Title Company until a day or two prior to the scheduled closing. In those cases, if a lien is found, it may cause a delay for days or even weeks, or worse cause a cancellation of the sale.

On the reverse you will find a sample of the Statement of Information form. We need your help in making sure the form is completed by the seller and returned to Title or Escrow within a few days of the opening of Escrow. Without it, the transaction runs the risk of a last minute delay or worse.

Customer Service cs@caltitle.com | 844.544.2752

Los Angeles 100 N. First Street, Suite 404 | Burbank | 818.382.9889

Orange County 28202 Cabot Road, Suite 625 | Laguna Niguel | 949.582.8709

San Diego 2355 Northside Drive, Suite 310 | San Diego | 619.516.5227



Protecting Your Property Rights



STATEMENT OF INFORMATION CONFIDENTIAL INFORMATION FOR YOUR PROTECTION

Completion of this statement expedites your application for title insurance, as it assists in establishing identity, eliminating matters affecting persons with similar names and avoiding the use of fraudulent or forged documents. Complete all blanks (please print) or indicate "none" or "N/A". If more space is needed for any item(s), use the reverse side of the form. Each party (and spouse, if applicable) to the transaction should personally sign this form.

ESCROW: _____ ORDER NUMBER: _____

NAME AND PERSONAL INFORMATION

First Name	Middle/Maiden Name (If none, indicate)	Last Name		Date of Birth:
Home Phone:	Business Phone:	Birthplace:		
Social Security No.:	Driver's License No.:			
List any other name you have used or been known by:				
State of residence:		Date residence began:		
Date and place of marriage:		Are you currently married?:		

First Name	Middle/Maiden Name (If none, indicate)	Last Name		Date of Birth:
Home Phone:	Business Phone:	Birthplace:		
Social Security No.:	Driver's License No.:			
List any other names you have used or been known by:				
State of residence:		Date residence began:		

RESIDENCES (LAST 10 YEARS)

Number & Street	City/State	From (date) to (date)
Number & Street	City/State	From (date) to (date)

OCCUPATIONS/BUSINESS (LAST 10 YEARS)

Firm or Business name	Address	From (date) to (date)
Firm or Business name	Address	From (date) to (date)

SPOUSE'S OCCUPATIONS/BUSINESS (LAST 10 YEARS)

Firm or Business name	Address	From (date) to (date)
Firm or Business name	Address	From (date) to (date)

PRIOR MARRIAGE (S)

Any prior marriages for either spouse?: _____ If yes, complete the following:

Prior spouse's name:	Prior spouse of husband:	Wife:
Marriage terminated by: <input type="checkbox"/> Death <input type="checkbox"/> Divorce	Date of termination:	
Prior spouse's name:	Prior spouse of husband:	Wife:
Marriage terminated by: <input type="checkbox"/> Death <input type="checkbox"/> Divorce	Date of termination:	

INFORMATION ABOUT THE PROPERTY

Street Address of Property in this transaction: _____

Any construction on this property pending or contemplated? Yes No Any current loans on property? Yes No If yes, complete the following:

Lender:	Loan amount:	Loan date:
Lender:	Loan amount:	Loan date:

The undersigned declare, under penalty of perjury, that the foregoing is true and correct.
 Executed on _____ at _____
 Signature _____ Signature _____

(Note: If applicable, both spouses must sign.)

THANK YOU.