



## Statement of Information

### Why we need the Seller's “Statement of Information” NOW!

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 of short sales and foreclosures, we find more and more tax liens, judgments or other similar matters against the seller(s). In order for “Title” and “Escrow” to deal with these, they need to be identified very early on in the transaction. All too often, the Statement of Information needed to clear these matters is not given to the Title Company until a day or two prior to the scheduled closings. In those cases, if a lien is found, it may cause a delay, or cancellation of the sale.

***On the reverse side 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.***



#### **SAN DIEGO**

2365 Northside Drive, #250  
San Diego, CA 92108  
619.516.5227 | 800.542.6332  
619.516.5249 FAX

#### **ORANGE**

27405 Puerta Real, #120  
Mission Viejo, CA 92691  
949.582.8709 | 800.393.1892  
949.582.2449 FAX

#### **LOS ANGELES**

100 North First St., #404  
Burbank, CA 91502  
818.382.9889 | 800.280.9131  
818.380.0807 FAX

# 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? <input type="checkbox"/> Yes <input type="checkbox"/> No	Any current loans on property? <input type="checkbox"/> Yes <input type="checkbox"/> 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.