

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 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 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.

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Protecting Your Property Rights



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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

_____ Date of Birth: _____

First Name _____ Middle/Maiden Name (If none, indicate) _____ Last Name _____

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?: _____

_____ Date of Birth: _____

First Name _____ Middle/Maiden Name (If none, indicate) _____ Last Name _____

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: Death Divorce _____ Date of termination: _____

Prior spouse's name: _____ Prior spouse of husband: _____ Wife: _____

Marriage terminated by: Death 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.