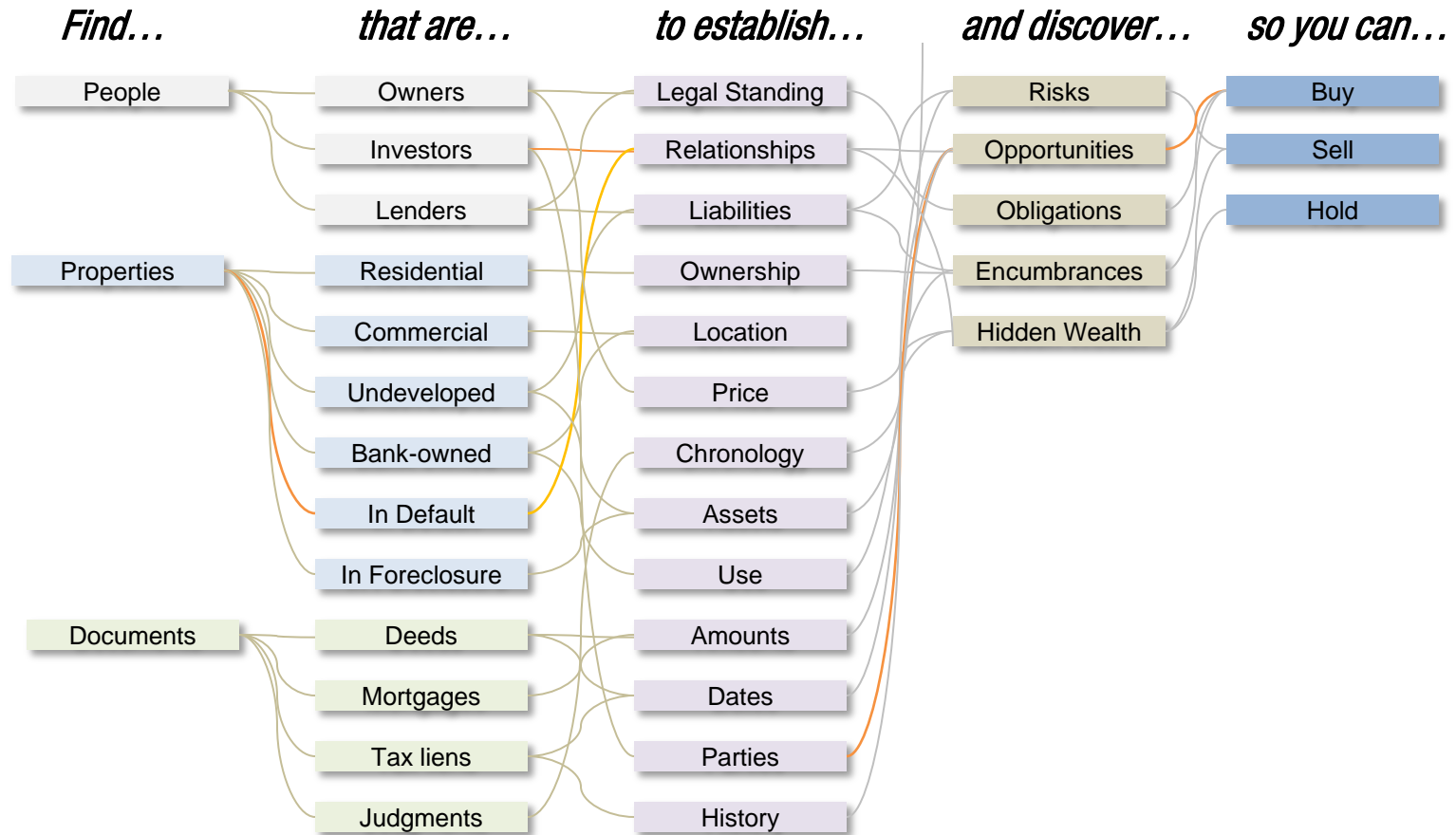


# Threading the needle

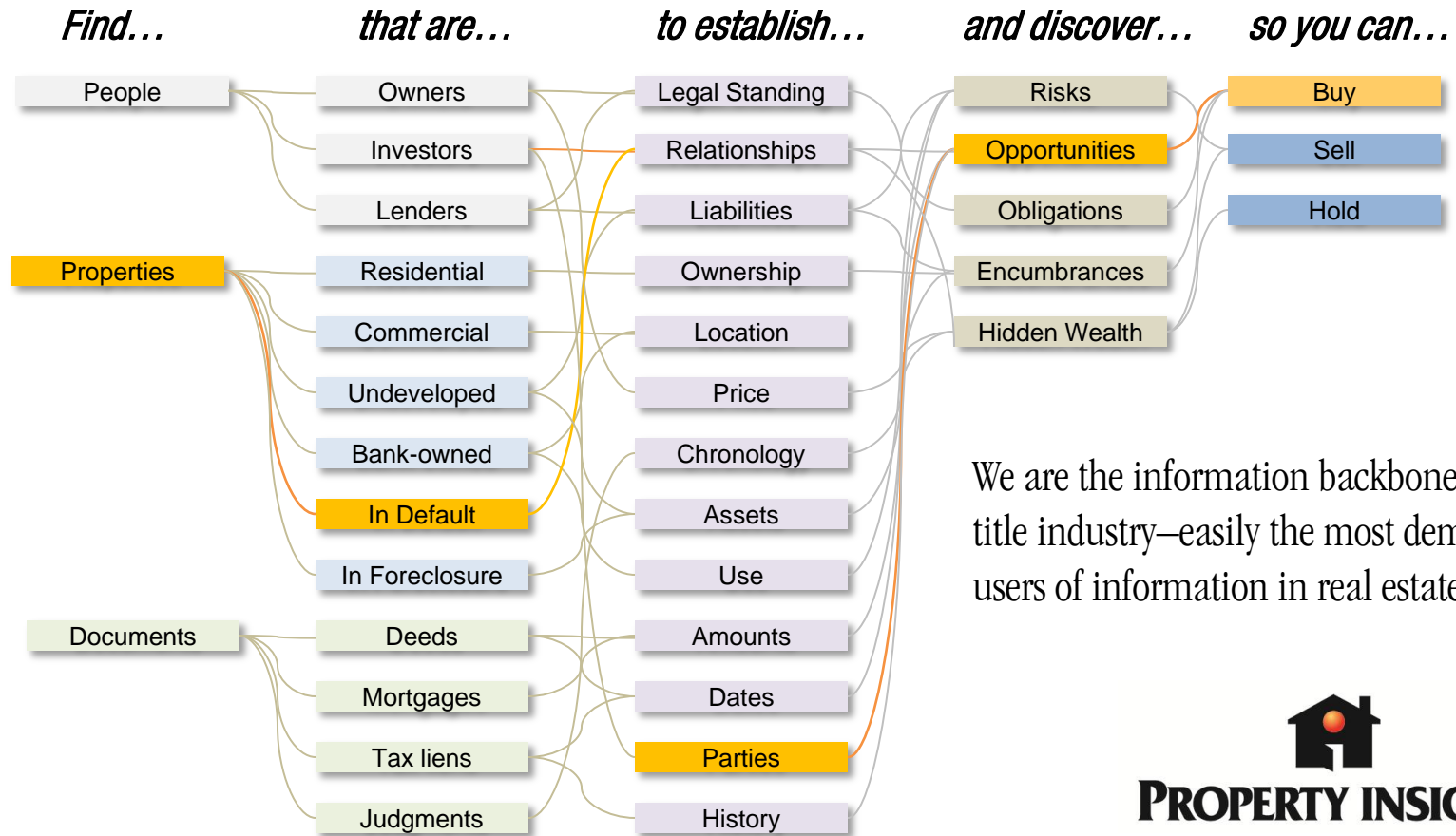


How good information can help you make the right real estate investment decisions in turbulent times.

# Find threads of opportunity that can lead to your next big investment in real estate.



# Find threads of opportunity that can lead to your next big investment in real estate.



We are the information backbone of the title industry—easily the most demanding users of information in real estate.



# The source for what's real in real estate

*In a market rich with investment opportunity yet fraught with risk, reliable information is crucial.*

- Every day, thousands of clients turn to us for information they use to insure title on property, protecting the rights of lenders and property owners. Information that we meticulously maintain and that our clients use with confidence.
- You can access this same information to spot investment opportunities and risks in real estate. Details about property ownership, history, financing and lien status. Information that can drive investment decisions in tumultuous times.

## Questions

- Who owns the property?
- Where is it located?
- What was the purchase price?
- What is the purchase history?
- Are mortgage and tax payments current?
- Are there involuntary liens on the property?
- Who is the lender?

# The source for what's real in real estate

*It helps to have someone in your corner with the right information, and a commitment to accuracy and data integrity.*

- Every day, thousands of clients turn to us for information they use to insure title on property, protecting the rights of lenders and property owners. Information that we meticulously maintain and that our clients use with confidence.
- You can access this same information to spot investment opportunities and risks in real estate. Details about property ownership, history, financing and lien status. Information that can drive investment decisions in tumultuous times.

## **Find information about:**

- Residential and commercial property
- Property history
- Liens, encumbrances and judgments
- Buyers, sellers, investors and lenders (including private party lenders)
- Properties in default and foreclosure
- Tax assessments and payments

# Get answers quickly using our search software

*Using our Web browser-based search applications, you can quickly and easily locate valuable information to qualify investment opportunities.*

- Perform name, property and document searches and view results in seconds.
- Your searches are saved as orders that you can modify and update using our date-down feature, which automatically searches for newly recorded documents.
- View a complete history of property ownership and financing and all related liens and judgments.
- Click on a record in the title chain to instantly view the recorded document.
- Produce a complete dossier in PDF format that can be saved, e-mailed or printed.



- Search geographically-posted plants in five states
- Perform name, property and tax searches using combo search

- Integrated image viewer
- Manage, update and close orders
- Connect using Web Services / XML
- Paperless search packages

- Perform grantor-grantee searches in 16 states
- Search for Legal & Vesting in 47 states
- Find current owners using Xpress Search

# Automated search capabilities that deliver a complete story

*Xpress Search performs an automated search of seven databases*

- Creates the core elements of a comprehensive title search
- Begin a search using owner name, address or property ID
- Include optional automated tax assessor, tax collector and plat map searching
- Xpress Search uses the most recent transfer date for searching liens and judgments
- Open and view related documents using the built-in image viewer
- Save your search results in PDF format



• Title plant

• Tax assessor

• Tax collector

• Recorder

• Starter records

• Document images

• Plat maps

# Automated search capabilities that deliver a complete story

*Legal & Vesting Report searches data in 847 counties and 47 states to identify property owners*

- Creates a report identify property ownership and vesting with a recordable legal description and a copy of the transfer deed
- Begin a search using owner name, address or property ID
- Include optional automated tax collection information obtained directly from the county Web site
- Include general property information with sales/transfer details
- Open and view related documents using the built-in image viewer
- Save your search results in PDF format



• Current owner(s)

• Vesting clause

• Chain of title

• Copy of the conveyance deed

• Tax assessor data



# Full service and support

*Available by telephone and e-mail from 4:30 a.m. to 6:00 p.m. PST.*

- Customers receive product and technical support, troubleshooting and search tips
- We also offer custom search services, providing property research, document retrieval and fulfillment of complex search projects
  - Special Services offers fulfillment of hard-to-obtain records and documents in any electronic plant we manage. Sixteen state coverage
  - Back Plant Services provides fulfillment of historical records from paper-based plants in FL, CA and NV
  - Xpress Services delivers custom research reports in eight Chicagoland counties



# Get started

*Contact us for more information or to become a subscriber.*

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