

Prelim Vs Property Profile

Knowing the difference



Realtors and Loan Officers depend on us to help them obtain specific information about prospective properties that their clients might be looking to sell or refinance. As always we are more than glad to help in the ways we can. Many times when trying to obtain basic property information Realtors & Loan Officers order a Preliminary Title Report when a property profile will suffice. We hope this flyer will help you understand which is best for you.

PRELIMINARY TITLE REPORT

OVERVIEW

A Preliminary Title Report or “Prelim” is usually ordered by an Escrow Officer in conjunction with a Real Estate ReSale or Refinance transaction. “Prelim” is a detailed search and typed report about the property in question which is then sent to all parties involved in the transaction. A statement of information can help us determine any unforeseen liens against the property and/or homeowner that will need to be cleared before a Title Insurance Policy is issued.

PRELIM QUICK FACTS

PURPOSE...

In depth search to identify all liens of records that must be satisfied before issuing a title insurance policy.

COST...

The cost of this report is included in the overall cost of the Title Insurance Policy amount determined by the sales price or loan amount.

TURN TIMES...

Turn times can vary depending on how complex the history of the property is.

HOW TO ORDER...

A preliminary title order can be ordered by the escrow party involved once a Real Estate contract has been executed.

PROPERTY PROFILE

OVERVIEW

A Property Profile or “Profile” is a detailed view in to the characteristics and ownership information about a specific property. A “Profile” can give you the information that you need to determine ownership, transfer history, comparables, and the plat map of the property. Property profiles are the quickest method to obtaining a snapshot view of the property in question.

PROFILE QUICK FACTS

PURPOSE...

To provide a detailed view of the characteristics, ownership vesting, transfer history, and tax status of a specific property.

COST...

There is no cost to you for our property profiles. We provide these as a courtesy to aid your efforts of locating information on a specific property.

TURN TIMES...

These emailed to you or a hard copy can be sent upon request.

HOW TO ORDER...

You can call or email our customer service department or contact your local Title Representative.