

**PROGRESSIVE**  
TITLE COMPANY, INC.

Part of the TRG Family of Companies



**Welcome to**  
***Title 101***



## ***Table of Contents***

- 1. What is Title Insurance?*
- 2. Why is Title Insurance important?*
- 3. What is a Preliminary Title Report?*
- 4. Why is a Preliminary Title Report produced?*
- 5. When and how is the Prelim produced?*
- 6. What should be verified in the Prelim?*

## ***1. What is Title Insurance?***

*A policy of insurance that protects the insured against loss in the event that the condition of title is other than insured.*

## ***2. Why is Title Insurance important?***

*When property is bought or borrowed against, the buyer/lender expects the property to be free from debts or obligations not created or agreed upon by them. Title Insurance is designed to protect the buyer/lender from adverse claims including coverage for legal expenses to investigate, litigate or settle the claim.*

### ***3. What is a Preliminary Title Report?***

*A Preliminary Title Report (“Pre”, “Prelim” or “Commitment”) is a report prepared prior to issuing a Policy of Title Insurance that shows the ownership of a specific parcel of land, together with the liens and encumbrances thereon, which will be excluded from coverage under any subsequent Title Insurance Policy.*

#### ***4. Why is a Preliminary Title Report produced?***

*A Prelim gives parties to a real estate transaction an advanced look at liens, title defects and encumbrances that affect the parcel of land.*

## ***5. When and how is the Prelim produced?***

*Shortly after escrow is opened or a loan is processed, an order will be placed with the title company, which will then begin the Preliminary Title Report process. This process involves retrieving and reviewing recorded matters relative to both the property and the parties to the transaction. Examples of recorded matters include property taxes, liens, deeds of trust, court judgments, federal and state tax liens against the buyer, seller or borrower, easements, restrictions (CC&Rs), etc.*

*Any such items are shown as “exceptions to coverage” in the Prelim.*



## ***6. What should be verified in the Prelim?***

*Of primary interest is the ownership, taxes and liens (deeds of trust, judgments, tax liens). These are some of the most common areas that are likely to hold up a real estate transaction and are explained below.*

- ***Ownership:*** *Verify that the owner(s) of record match the sellers on the Purchase Agreement. The owners are the only ones that can transfer or encumber the property.*
- ***Taxes:*** *Verify that taxes are current and that there are no prior delinquencies outstanding.*
- ***Assessments:*** *Verify that there are no special or other assessments due.*
- ***Liens/Judgments:*** *Once verified that these apply to the property in question or the applicable parties, these will need to be cleared (paid) at closing.*

***Now let's look at a sample  
Preliminary Title Report***

**Plant date at time of Preliminary Title Report.**  
*The plant date is the current posting date of recorded matters.*

**Client that opened order with title company.**  
*This is where the Prelim will be sent.*

**Subject property address.**

**PROGRESSIVE TITLE COMPANY**  
425 W. BROADWAY SUITE 300  
GLENDALE, CA 91204  
PHONE: (800) 373-7500  
FAX: (818) 242-9176

DATED AS OF MAY 1, 2016 AT 7:30 A.M.

<b>FRIENDLY ESCROW</b> 123 ELM STREET #2 BIG MONEY, CALIFORNIA  ATTENTION: SUE ESCROW	<b>YOUR NO.: 1111</b> <b>PROPERTY ADDRESS: 1639 FAKE STREET,</b> <b>UNIT 22, LOS ANGELES, CA</b>  <b>ORDER NO.: LASAMPLE-001</b> <b>JOE TITLE, TITLE OFFICER</b>
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**"PRELIMINARY REPORT"**

IN RESPONSE TO THE ABOVE REFERENCED APPLICATION FOR A POLICY OF TITLE INSURANCE, EQUITY TITLE COMPANY HEREBY REPORTS THAT IT IS PREPARED TO ISSUE, OR CAUSE TO BE ISSUED, AS OF THE DATE HEREOF, A POLICY OR POLICIES OF TITLE INSURANCE DESCRIBING THE LAND AND THE ESTATE OR INTEREST HEREIN HERINAFTER SET FORTH, INSURING AGAINST LOSS WHICH MAY BE SUSTAINED BY REASON OF ANY DEFECT, LIEN OR ENCUMBRANCE NOT SHOWN OR REFERRED TO AS AN EXCEPTION BELOW OR NOT EXCLUDED FROM COVERAGE PURSUANT TO THE PRINTED SCHEDULES, CONDITIONS AND STIPULATIONS OF SAID POLICY FORMS.

THE PRINTED EXCEPTIONS AND EXCLUSIONS FROM THE COVERAGE OF SAID POLICY OR POLICIES ARE SET FORTH IN EXHIBIT A ATTACHED. THE POLICY TO BE ISSUED MAY CONTAIN AN ARBITRATION CLAUSE. WHEN THE AMOUNT OF INSURANCE IS LESS THAN THAT SET FORTH IN THE ARBITRATION CLAUSE, ALL ARBITRABLE MATTERS SHALL BE ARBITRATED AT THE OPTION OF EITHER THE COMPANY OR THE INSURED AS THE EXCLUSIVE REMEDY OF THE PARTIES. LIMITATIONS ON COVERED RISKS APPLICABLE TO THE CLTA AND ALTA HOMEOWNER'S POLICIES OF TITLE INSURANCE WHICH ESTABLISH A DEDUCTIBLE AMOUNT AND A MAXIMUM DOLLAR LIMIT OF LIABILITY FOR CERTAIN COVERAGES ARE SET FORTH IN THE POLICY. COPIES OF THE POLICY FORMS SHOULD BE READ. THEY ARE AVAILABLE FROM THE OFFICE THAT ISSUED THIS REPORT.

PLEASE READ THE EXCEPTIONS SHOWN OR REFERRED TO BELOW AND THE EXCEPTIONS AND EXCLUSIONS SET FORTH IN EXHIBIT B OF THIS REPORT CAREFULLY. THE EXCEPTIONS AND EXCLUSIONS ARE MEANT TO PROVIDE YOU WITH NOTICE OF MATTERS WHICH ARE NOT COVERED UNDER THE TERMS OF THE TITLE INSURANCE POLICY AND SHOULD BE CAREFULLY CONSIDERED.

IT IS IMPORTANT TO NOTE THAT THIS PRELIMINARY REPORT IS NOT A WRITTEN REPRESENTATION AS TO THE CONDITION OF TITLE AND MAY NOT LIST ALL LIENS, DEFECTS AND ENCUMBRANCES AFFECTING TITLE TO THE LAND.

THIS REPORT (AND ANY SUPPLEMENTS OR AMENDMENTS HERETO) IS ISSUED SOLELY FOR THE PURPOSE OF FACILITATING THE ISSUANCE OF A POLICY OF TITLE INSURANCE AND NO LIABILITY IS ASSUMED HEREBY. IF IT IS DESIRED THAT LIABILITY BE ASSUMED PRIOR TO THE ISSUANCE OF A POLICY OF TITLE INSURANCE, A BINDER OR COMMITMENT SHOULD BE REQUESTED.

THE FORM OF POLICY OF TITLE INSURANCE CONTEMPLATED BY THIS REPORT IS:

ALTA/CLTA HOMEOWNER'S POLICY OF TITLE INSURANCE (2010), IF APPLICABLE, OR  
CLTA/ALTA STANDARD OWNER'S POLICY (1990), AND/OR  
ALTA LOAN POLICY (2006)

A SPECIFIC REQUEST SHOULD BE MADE IF ANOTHER FORM OR ADDITIONAL COVERAGE IS DESIRED.

**Client's order number or reference number.**

**Title company's order number.**  
*This is the number to reference when contacting the title company regarding this order.*

**Name of the Title Officer handling this recording.**

ORDER NO. LASAMPLE-001

**SCHEDULE A**

THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

**A FEE AS TO PARCEL 1; AN EASEMENT MORE PARTICULARLY DESCRIBED AS PARCEL 2**

TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

**ROBERT M. SELLERMAN AND MARY K. SELLERMAN, TRUSTEES OF THE SELLERMAN FAMILY TRUST DATED FEBRUARY 1, 1988, SUBJECT TO PROCEEDINGS PENDING IN THE BANKRUPTCY COURT OF THE CENTRAL DISTRICT OF THE U.S. DISTRICT COURT, CALIFORNIA, ENTITLED IN RE: ROBERT SELLERMAN DEBTOR, CASE NO. 54321, WHEREIN PETITION FOR RELIEF WAS FILED ON JANUARY 5, 2016**

THE LAND REFERRED TO IN THIS REPORT IS SITUATED IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

**SEE EXHIBIT "A" ATTACHED HERETO**

2

**Schedule A**  
*This shows the interest, owner of record and legal description of the property in question.*

- The kind of interest held:**
- ***Fee***
  - ***Fee and Easement***
  - ***Condominium***
  - ***Leasehold***
  - ***Sublease hold***

**Who holds title and how title is held. *This is the current owner of record.***

ORDER NO. LASAMPLE-001

**EXHIBIT "A"**

**PARCEL 1:**

LOTS 100 AND 101 OF TRACT NO. 7135, IN THE CITY OF LAGUNA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76 PAGES 8 AND 9 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

EXCEPT THEREFROM ALL OIL, GAS AND OTHER HYDROCARBON SUBSTANCES IN AND UNDER OR THAT MAY BE PRODUCED FROM A DEPTH OF 500 FEET FROM THE SURFACE OF SAID LAND BUT WITHOUT THE RIGHT OF SURFACE ENTRY, AS RESERVED IN DEEDS OF RECORD.

**PARCEL 2:**

A NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AND, INCIDENTAL PURPOSES OVER THE NORTHERLY 10 FEET OF LOT 102 OF TRACT NO. 7135, IN THE CITY OF LAGUNA, COUNTY OF ORANGE, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 76 PAGE(S) 88 AND 89 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

\*\*\*END OF LEGAL DESCRIPTION\*\*\*

**Exhibit A**

**Legal description of the property in question.**

***This description will be included in the documents to be recorded in connection with your closing.***

ORDER NO. LASAMPLE-001

**SCHEDULE B**

AT THE DATE HEREOF EXCEPTIONS TO COVERAGE IN ADDITION TO THE PRINTED EXCEPTIONS AND EXCLUSIONS IN SAID POLICY FORM DESIGNATED ON THE FACE PAGE OF THIS REPORT WOULD BE AS FOLLOWS:

A. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2016-2017, A LIEN NOT YET DUE OR PAYABLE.

B. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2015-2016

TOTAL:	\$1,500.00	
FIRST INSTALLMENT:	\$750.00	PAID
PENALTY:	\$75.00	
SECOND INSTALLMENT:	\$750.00	PAID
PENALTY:	\$85.00	

ASSESSED VALUATION:

LAND VALUE:	\$74,219.00
IMPROVEMENTS:	\$47,305.00
EXEMPTION:	\$7,000.00

CODE AREA: 3051  
A. P. NO.: 4230-000-100

C. AN IMPENDING DEFAULT FOR DELINQUENT TAXES FOR THE FISCAL YEAR 2012-2013, AMOUNT TO REDEEM \$2,153.00 PRIOR TO MAY 30, 2016

THE ABOVE MATTER AFFECTS A PORTION OF THE LAND DESCRIBED AS  
LOT 100

D. GENERAL AND SPECIAL TAXES FOR THE FISCAL YEAR 2015-2016

TOTAL:	\$14,200.00	
FIRST INSTALLMENT:	\$7,100.00	PAID
PENALTY:	\$710.00	
SECOND INSTALLMENT:	\$7,100.00	PAID
PENALTY:	\$720.00	

ASSESSED VALUATION:

LAND VALUE:	\$69,690.00
IMPROVEMENTS:	\$162,620.00
EXEMPTION:	\$7,000.00

CODE AREA: 3051  
A. P. NO.: 4230-181-011

THE ABOVE MATTER AFFECTS A PORTION OF THE LAND DESCRIBED AS:  
LOT 101

E. THE LIEN OF SUPPLEMENTAL TAXES ASSESSED PURSUANT TO CHAPTER 3.5 COMMENCING WITH SECTION 75 OF THE CALIFORNIA REVENUE AND TAXATION CODE.

4

**Schedule B**

***This is where all the exceptions (taxes, assessments, encumbrances, liens, judgments, easements, restrictions, etc.) that will be excluded from coverage are listed.***

**Taxes affecting the property in question are shown as lettered items.**

***These can include current year status, prior year delinquencies, any supplemental taxes, any bonds, etc.***

***For example, this shows taxes for the current year; if taxes are paid, due or delinquent. It also shows the last assessed value.***

**Directly following the taxes and assessments (if applicable) are the recorded exceptions to your title policy (easements, restrictions, rights of way, liens, judgments, etc.). These are shown as individually numbered items.**

**Items 1, 2 and 3 are easements either disclosed by the recorded map of said land or by a recorded document. This item shows in whose favor the easement is, as well as its purpose and location, if disclosed.**

**Item 4 is the CC&Rs affecting the property in question. This item contains, among other things, restrictions on the use and enjoyment of the property and may contain mandatory dues to be paid.**

**Sometimes CC&Rs are modified; this item shows modifications to the above CC&Rs.**

ORDER NO. LASAMPLE-001

1. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
2. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: IN BOOK 76 PAGE 1234, OFFICIAL RECORDS  
AFFECTS: THE EASTERLY 6 FEET OF SAID LAND
3. AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES.  
RECORDED: IN BOOK 76 PAGE 1235, OFFICIAL RECORDS  
AFFECTS: SAID LAND
4. COVENANTS, CONDITIONS AND RESTRICTIONS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS, NATIONAL ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 3604(C), OF THE UNITED STATES CODES OR SECTION 12855 OF THE CALIFORNIA GOVERNMENT CODE. LAWFUL RESTRICTIONS UNDER STATE AND FEDERAL LAW ON THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILIAL STATUS.  
RECORDED: OCTOBER 5, 1970 AS INSTRUMENT NO. 12345, OFFICIAL RECORDS  
A DOCUMENT DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 10, 1975 AS INSTRUMENT NO. 8888, OFFICIAL RECORDS
5. A COVENANT AND AGREEMENT WHEREIN THE OWNERS OF SAID LAND AGREE WITH AND PROMISE TO A GOVERNMENTAL AGENCY TO PERFORM AS SET FORTH THEREIN  
RECORDED: MARCH 5, 1980 AS INSTRUMENT NO. 80-12345, OFFICIAL RECORDS
6. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY  
AMOUNT: \$40,000.00  
DATED: OCTOBER 10, 1983  
TRUSTOR: PAUL PRYORSELLER, A SINGLE MAN  
TRUSTEE: TRUSTEE SERVICE CO.  
BENEFICIARY: CALIFORNIA SUNSHINE SAVINGS AND LOAN ASSOCIATION  
RECORDED: OCTOBER 18, 1983 AS INSTRUMENT NO. 83-19999, OFFICIAL RECORDS  
LOAN NO.: 1234567

**This is a recorded Deed of Trust affecting the property in question. It shows the amount of the note, the parties involved, the recording date and the instrument number.**

ORDER NO. LASAMPLE-001

7. A DEED OF TRUST TO SECURE AN ORIGINAL INDEBTEDNESS AND ANY OTHER AMOUNTS OR OBLIGATIONS SECURED THEREBY

AMOUNT: \$300,000.00  
DATED: DECEMBER 26, 2009  
TRUSTOR: ROBERT M. SELLERMAN AND MARY K. SELLERMAN, HUSBAND AND WIFE AS JOINT TENANTS  
TRUSTEE: WESTERN TRUSTEE SERVICES, A CALIF. CORP.  
BENEFICIARY: EAST MONEY SAVINGS AND LOAN ASSOCIATION  
RECORDED: DECEMBER 31, 2009 AS INSTRUMENT NO. 09-999999, OFFICIAL RECORDS  
LOAN NO.: 89101112

A NOTICE OF DEFAULT RECORDED JANUARY 12, 2016 AS INSTRUMENT NO. 16-23456, OFFICIAL RECORDS

8. A CLAIM OF LIEN

LIEN CLAIMANT: COOL POOL, INC., A CALIFORNIA CORPORATION  
AMOUNT: \$2,365.30  
RECORDED: APRIL 7, 2016 AS INSTRUMENT NO. 16-1111, OFFICIAL RECORDS

9. A FEDERAL TAX LIEN IN FAVOR OF THE UNITED STATES OF AMERICA

SERIAL NO.: 93641  
DEBTOR: ROBERT M. SELLERMAN AND MARY K. SELLERMAN  
AMOUNT: \$936.50, AND ANY OTHER AMOUNTS DUE THEREUNDER.  
RECORDED: APRIL 9, 2016 AS INSTRUMENT NO. 16-2222, OFFICIAL RECORDS

10. A LIEN FOR UNSECURED PROPERTY TAXES, EVIDENCED BY A CERTIFICATE RECORDED BY THE TAX COLLECTOR OF ORANGE COUNTY

DEBTOR: ROBERT M. SELLERMAN AND MARY K. SELLERMAN  
YEAR & NO.: 1983-1984  
AMOUNT: \$193.40, AND ANY OTHER AMOUNTS DUE THEREUNDER.  
RECORDED: APRIL 22, 2016 AS INSTRUMENT NO. 16-3333, OFFICIAL RECORDS

11. NOTICE OF PENDENCY OF ACTION

COURT: LOS ANGELES SUPERIOR COURT  
CASE NO.: 12345  
PLAINTIFF: SALLY BROWN  
DEFENDANT: ROBERT SELLERMAN ET AL  
PURPOSE: SPECIFIC PERFORMAN, FRAUD  
RECORDED: APRIL 29, 2016 AS INSTRUMENT NO. 16-4444, OFFICIAL RECORDS

12. ANY DEFECT OR INVALIDITY IN THE TITLE OF THE VESTEES IN THE EVENT SUCH TRUST IS INVALID OR FAILS TO CONFER SUFFICIENT POWERS IN THE TRUSTEES, OR IN THE EVENT THERE IS A LACK OF COMPLIANCE WITH THE TERMS AND PROVISIONS OF THE TRUST INSTRUMENTS.

13. ANY DEFECTS, LIENS, ENCUMBRANCES OR OTHER MATTERS WHICH NAME PARTIES WITH THE SAME OR SIMILAR NAMES AS ALL PARTIES.

6

**This shows a mechanics lien against the property.**

**This shows a notice of pending court action.**

**This shows a recorded federal tax lien potentially against current owner(s). As described above, if judgment is against the property in question, or the current owner(s), a release of lien will need to be recorded to remove this item from any subsequent title insurance policy.**



ORDER NO. LASAMPLE-001

**REQUIREMENTS:**

- 14. PRIOR TO THE ISSUANCE OF ANY POLICY OF TITLE INSURANCE, THE COMPANY WILL REQUIRE:
  - A. THE RECEIPT AND REVIEW OF THE COMPLETED OWNER'S AFFIDAVIT SUBJECT TO FURTHER REQUIREMENTS OF THIS COMPANY.
  - B. WITH RESPECT TO THE TRUST(S) REFERRED TO HEREIN:
    - 1. A CERTIFICATION PURSUANT TO SECTION 18100.5 OF THE CALIFORNIA PROBATE CODE IN A FORM SATISFACTORY TO THE COMPANY.
    - 2. COPIES OF THOSE EXCERPTS FROM THE ORIGINAL TRUST DOCUMENTS AND AMENDMENTS THERETO, WHICH DESIGNATE THE TRUSTEE AND CONFER UPON THE TRUSTEE THE POWER TO ACT IN THE PENDING TRANSACTION.
    - 3. OTHER REQUIREMENTS WHICH THE COMPANY MAY IMPOSE FOLLOWING ITS REVIEW OF THE MATERIAL REQUIRED HEREIN AND OTHER INFORMATION WHICH THE COMPANY MAY REQUIRE.
  - C. THE NAME SEARCH NECESSARY TO ASCERTAIN THE EXISTENCE OF MATTERS REFERRED TO IN ITEM NO. 13 HAS NOT BEEN COMPLETED. IN ORDER TO COMPLETE THIS PRELIMINARY REPORT OR COMMITMENT, WE WILL REQUIRE A STATEMENT OF INFORMATION.

**IMPORTANT: PLEASE FORWARD THE STATEMENT OF INFORMATION TO US AS SOON AS POSSIBLE, BUT NO LATER THAN 10 WORKING DAYS BEFORE CLOSING. THIS WILL HELP TO AVOID ANY LAST MINUTE DELAYS WITH YOUR CLOSING AND RECORDING.**

\*\*\*END OF SCHEDULE B\*\*\*

**These are the requirements that the title company needs to issue a Policy of Title Insurance. These must be completed and satisfied at closing in order for the Title Policy to be issued.**

**This signifies the end of matters of record.**

**Included in every Preliminary Title Report is a Statement of Information, Certification of Trust, and Owners Affidavit.**

**OWNERS AFFIDAVIT**

**CERTIFICATION OF TRUST  
PURSUANT TO CALIFORNIA PROBATE CODE SECTION 18100.5**

The undersigned hereby declare(s) the following to be true and correct:

- The \_\_\_\_\_ Name of Trust \_\_\_\_\_ is currently in existence and was created on \_\_\_\_\_.
- The trustor(s)/trustee(s) (person(s) who created the Trust) are as follows \_\_\_\_\_

I, \_\_\_\_\_ ("OWNER") of the above described \_\_\_\_\_ and warrant(s) to EQUITY TITLE \_\_\_\_\_

\_\_\_\_\_ of the property, that they have no pending \_\_\_\_\_ judgment(s) of record, or in any court- \_\_\_\_\_ essed against them which may result in \_\_\_\_\_ pes, citations and violations imposed by the \_\_\_\_\_ any homeowners' association.

\_\_\_\_\_ or agreed to the supplying of any labor, \_\_\_\_\_ erts on the Property, or for remodeling, \_\_\_\_\_ erts located on said Property.

\_\_\_\_\_ ts, rights, interests, easements, rights of \_\_\_\_\_ is, HOA liens, or other matters affecting \_\_\_\_\_ ublic records.

\_\_\_\_\_ nted to any other person or entity, \_\_\_\_\_ abilit the Property or any part thereof for \_\_\_\_\_ e or possess the Property.

\_\_\_\_\_ rely on the statements, declarations, \_\_\_\_\_ this affidavit and report referenced herein \_\_\_\_\_ the Property, and Owner agrees to \_\_\_\_\_ nd against any loss or damage either or \_\_\_\_\_ es and all court costs should any of the \_\_\_\_\_ irect.

\_\_\_\_\_ s \_\_\_\_\_ b: \_\_\_\_\_

\_\_\_\_\_ nted in any manner which would cause the \_\_\_\_\_ rrently acting trustee and is being executed \_\_\_\_\_ Agreement. The undersigned declare under \_\_\_\_\_ and that this Declaration was executed on \_\_\_\_\_

\_\_\_\_\_ personally appeared \_\_\_\_\_ igned to the within instrument and \_\_\_\_\_ at by his/her/their signature(s) on the \_\_\_\_\_ it.

\_\_\_\_\_ graph is true and correct.

**Statement of Information**

PROGRESSIVE TITLE COMPANY maintains procedural safeguards that comply with Federal standards to protect the confidentiality and security of non-public personal information. This statement will serve to establish identity, eliminate matters affecting persons of similar name, protect you against forgeries, and speed the completion of your title and escrow services. PLEASE BE SURE YOU HAVE FILLED THIS FORM OUT COMPLETELY, INCLUDING SIGNATURES AND DATE. NOT PROVIDING REQUESTED INFORMATION MAY CAUSE A DELAY IN THE CLOSING OF YOUR TRANSACTION. THANK YOU.  
[FOR ONLINE VERSION OF THIS FORM CLICK HERE](#) [FOR MORE INFORMATION ON THIS FORM CLICK HERE](#)

ESCROW NO. \_\_\_\_\_ TITLE ORDER: LA1672224  
SOC. SEC. NUMBER \_\_\_\_\_

NAME FIRST FULL MIDDLE NAME LAST DRIVER'S LICENSE NUMBER \_\_\_\_\_

DATE OF BIRTH \_\_\_\_\_ BIRTHPLACE \_\_\_\_\_ HOME PHONE \_\_\_\_\_

YOUR BUSINESS PHONE \_\_\_\_\_ YOUR CELL PHONE \_\_\_\_\_ YOUR FAX \_\_\_\_\_

YOUR EMAIL \_\_\_\_\_ SPOUSE/DOMESTIC PARTNER EMAIL \_\_\_\_\_

LIVED IN USA SINCE \_\_\_\_\_ LIVED IN CALIFORNIA SINCE \_\_\_\_\_

(CIRCLE ONE) NAME OF SPOUSE/DOMESTIC PARTNER \_\_\_\_\_ SOC. SEC. NUMBER \_\_\_\_\_ DRIVER'S LICENSE NUMBER \_\_\_\_\_

DATE OF BIRTH \_\_\_\_\_ BIRTHPLACE \_\_\_\_\_ PREVIOUS NAME \_\_\_\_\_

SPOUSE/DOMESTIC PARTNER BUSINESS PHONE \_\_\_\_\_ CELL PHONE \_\_\_\_\_ FAX \_\_\_\_\_

LIVED IN USA SINCE \_\_\_\_\_ LIVED IN CALIFORNIA SINCE \_\_\_\_\_

IF MARRIED, OR IN A DOMESTIC PARTNERSHIP, DATE \_\_\_\_\_ AT \_\_\_\_\_ CITY AND STATE \_\_\_\_\_

PREVIOUS MARRIAGE(S) OR DOMESTIC PARTNERSHIP(S) (if no previous marriage or domestic partnership, write "NONE") \_\_\_\_\_

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER \_\_\_\_\_ DECEASED DATE \_\_\_\_\_ DIVORCED WHERE \_\_\_\_\_

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER \_\_\_\_\_ DECEASED DATE \_\_\_\_\_ DIVORCED WHERE \_\_\_\_\_

CHILDREN: (ATTACH ADDITIONAL PAGE, IF NECESSARY)

NAME \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ NAME \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_

NAME \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_ NAME \_\_\_\_\_ DATE OF BIRTH \_\_\_\_\_

(ATTACH ADDITIONAL PAGE, IF NECESSARY)

**INFORMATION COVERING PAST 10 YEARS.**

**Residence:**

NUMBER AND STREET _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
NUMBER AND STREET _____	CITY _____	ZIP CODE _____	FROM _____	TO _____

**Your Employment:**

FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____

**Spouse/Domestic Partner Employment:**

FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____
FIRM NAME AND ADDRESS _____	CITY _____	ZIP CODE _____	FROM _____	TO _____

HAVE YOU OR YOUR SPOUSE/DOMESTIC PARTNER OWNED OR OPERATED A BUSINESS?  
 YES  NO IF SO, PLEASE LIST NAMES \_\_\_\_\_

HAVE NEVER BEEN ADJUDGED BANKRUPT NOR ARE THERE ANY UNSATISFIED JUDGMENTS OR OTHER MATTERS PENDING AGAINST ME WHICH MIGHT AFFECT MY TITLE TO THIS PROPERTY EXCEPT AS FOLLOWS: \_\_\_\_\_

THE STREET ADDRESS OF THE PROPERTY IN THIS TRANSACTION IS: 1043 NORTH NORMAN PLACE  
The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

Date: \_\_\_\_\_ X \_\_\_\_\_ (SIGNATURE)  
Date: \_\_\_\_\_ X \_\_\_\_\_ (SPOUSE/DOMESTIC PARTNER SIGNATURE)

## NOTES:

WE DEPOSIT FUNDS RECEIVED ON YOUR BEHALF IN STATE OR FEDERALLY-CHARTERED BANKS THAT ARE INSURED BY THE FEDERAL DEPOSIT INSURANCE CORPORATION ("FDIC"). THE ACCOUNT IS CURRENTLY HELD AT COMERICA BANK.

FDIC DEPOSIT INSURANCE COVERAGE APPLIES TO A MAXIMUM AMOUNT OF \$250,000 PER DEPOSITOR FOR DEPOSITS HELD IN THE SAME LEGAL OWNERSHIP CATEGORY AT EACH BANK. FOR EXAMPLE, FUNDS HELD ON YOUR BEHALF IN AN ACCOUNT MAINTAINED BY US WILL BE COMBINED WITH ANY INDIVIDUAL ACCOUNTS HELD DIRECTLY BY YOU AT THE SAME BANK. YOU ARE RESPONSIBLE FOR MONITORING THE TOTAL AMOUNT OF DEPOSITS THAT ARE OWNED DIRECTLY OR INDIRECTLY BY YOU IN ANY ONE BANK.

IF YOU HAVE QUESTIONS ABOUT FDIC DEPOSIT INSURANCE, CONTACT YOUR FINANCIAL OR LEGAL ADVISORS OR GO TO [HTTP://WWW.FDIC.GOV/DEPOSIT/DEPOSITS/INDEX.HTML](http://www.fdic.gov/deposit/deposits/index.html). WE DO NOT GUARANTEE THE SOLVENCY OF ANY BANK INTO WHICH FUNDS ARE DEPOSITED AND WE ASSUME NO LIABILITY FOR ANY LOSS YOU INCUR DUE TO THE FAILURE, INSOLVENCY OR SUSPENSION OF OPERATIONS OF ANY BANK OR THE \$250,000 FDIC DEPOSIT INSURANCE LIMIT.

UNLESS OTHERWISE AGREED IN WRITING, EACH OF THE PRINCIPALS AGREES, UNDERSTANDS AND ACKNOWLEDGES THAT: THE ESCROW ACCOUNT IS NON-INTEREST-BEARING; NO FINANCIAL OR OTHER BENEFITS WILL BE EARNED BY OR PROVIDED TO ANY OF THE PRINCIPALS WITH RESPECT TO SUCH FUNDS' AND EQUITY TITLE COMPANY AND ITS AFFILIATES MAY INSTEAD RECEIVE DIRECT AND INDIRECT FINANCIAL AND OTHER BENEFITS FROM THE DEPOSITORY WITH RESPECT TO SUCH FUNDS THESE BENEFITS SHALL BE TREATED AS ADDITIONAL COMPENSATION TO EQUITY TITLE COMPANY FOR ITS SERVICES AS AN ESCROW HOLDER IN THIS TRANSACTION.

**NOTE:** IF APPLICABLE, AND UNLESS OTHERWISE DIRECTED IN WRITING, EQUITY TITLE COMPANY ISSUES THE **ALTA HOME OWNER'S POLICY** ON RESIDENTIAL PROPERTY SALE TRANSACTIONS.

**NOTE:** THIS COMPANY REQUIRES CURRENT BENEFICIARY DEMANDS PRIOR TO CLOSING. NO PAYOFFS WILL BE MADE USING "VERBAL" FIGURES

**NOTE:** EFFECTIVE JANUARY 1, 1990, ASSEMBLY BILL 512, ENACTED AS CHAPTER 598, WILL ADD SECTION 12413.1 TO THE CALIFORNIA INSURANCE CODE DEALING WITH THE "GOOD FUNDS" ISSUE. FUNDS DEPOSITED BY:

- CASH AND BY ELECTRONIC TRANSFER (WIRED FUNDS) WILL BE AVAILABLE FOR SAME DAY DISBURSEMENTS.
- CASHIER'S CHECKS, CERTIFIED CHECKS AND TELLER'S CHECKS WILL BE AVAILABLE FOR NEXT DAY DISBURSEMENTS.
- ALL OTHER TYPES OF CHECKS WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DAY PROVIDED IN REGULATION CC ADOPTED BY THE FEDERAL RESERVE BOARD OF GOVERNORS.
- A DRAFT WILL NOT BE AVAILABLE FOR DISBURSEMENT UNTIL THE DRAFT HAS BEEN SUBMITTED FOR COLLECTION AND PAYMENT RECEIVED BY OUR BANK.

**PLEASE NOTE:** THIS COMPANY WILL MAKE DISBURSEMENTS ONLY IN THE SAME MANNER AS WHICH FUNDS ARE RECEIVED. SHOULD THIS COMPANY BE REQUESTED TO MAKE ANY DISBURSEMENTS BY ELECTRONIC TRANSFER (WIRED FUNDS), THIS COMPANY WILL REQUIRE FUNDS TO BE DEPOSITED TO OUR ACCOUNT BY ELECTRONIC TRANSFER.

The Notes Section has information about funding, wiring, demands for payment, etc.

**PROGRESSIVE TITLE COMPANY**

425 W. BROADWAY SUITE 300  
GLENDALE, CA 91204  
PHONE: (800) 373-7500

**FRIENDLY ESCROW**  
123 ELM STREET #2  
BIG MONEY, CALIFORNIA

ATTENTION: SUE ESCROW, OFFICER

YOUR NO.: SELLERMAN  
OUR NO.: LASAMPLE-001  
DATE: MAY 1, 2016 AT 7:30 A.M.

JOE TITLE, TITLE OFFICER

**LENDERS SUPPLEMENTAL REPORT**

THE ABOVE NUMBERED REPORT (INCLUDING ANY SUPPLEMENTS OR AMENDMENTS THERETO) IS HEREBY MODIFIED AND/OR SUPPLEMENTED IN ORDER TO REFLECT THE FOLLOWING ADDITIONAL ITEMS RELATING TO THE ISSUANCE OF AN AMERICAN LAND TITLE ASSOCIATION LOAN FORM POLICY AS FOLLOWS:

THIS REPORT IS PREPARATORY TO THE ISSUANCE OF AN ALTA LOAN POLICY. WE HAVE NO KNOWLEDGE OF ANY FACT WHICH WOULD PRECLUDE THE ISSUANCE OF THE POLICY WITH CLTA ENDORSEMENT FORMS 100 AND 116 ATTACHED.

WHEN ISSUED, THE CLTA ENDORSEMENT FORM 116 WILL REFERENCE A **SINGLE FAMILY RESIDENCE**

KNOWN AS

**1639 CAMDEN AVENUE, UNIT 22 (MAXELLA AREA), IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA**

ACCORDING TO THE PUBLIC RECORDS, THERE HAVE BEEN NO DEEDS CONVEYING THE LAND DESCRIBED HEREIN WITHIN A PERIOD OF TWENTY-FOUR (24) MONTHS PRIOR TO THE DATE OF THIS REPORT, EXCEPT AS FOLLOWS:

NONE

**This is the Lenders Supplemental Report. It shows the type of property, the property address and conveyances within 24 months, if any. It indicates to the lender that the title company is in a position to issue the endorsement(s) requested.**

Page 2	
Who we are	
Who is providing this information?	
What we do	
How does PROGRESSIVE TITLE COMPANY protect my information?	
How does PROGRESSIVE TITLE COMPANY collect my information?	
Why can't I limit all sharing?	
What happens when for an account I hold someone else's?	
Definitions	
Affiliates	
Nonaffiliates	
Joint marketing	

PRIVACY POLICY Rev 5/12/15

FACTS		WHAT DOES PROGRESSIVE TITLE COMPANY DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.	
What?	<p>The types of personal information we collect and share depend on the product or service you have with us. This information can include:</p> <ul style="list-style-type: none"> <li>■ Social Security number and account balances</li> <li>■ payment history and credit card or other debt</li> <li>■ checking account information and wire transfer instructions</li> </ul> <p>When you are no longer our customer, we continue to share your information as described in this notice.</p>	
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information, the reasons PROGRESSIVE TITLE COMPANY chooses to share, and whether you can limit this sharing.	
Reasons we can share your personal information	Does PROGRESSIVE TITLE COMPANY share?	Can you limit this sharing?
For our everyday business purposes—such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes—to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes—information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes—information about your creditworthiness	No	We don't share
For our affiliates to market to you	No	We don't share
For nonaffiliates to market to you	No	We don't share
Questions?	Call (888) 485-3791	

**Included in every Preliminary Title Report is Progressive Title Company's Privacy Policy.**



# Notes

**You have completed**

***Title 101***

**Contact your Progressive Title Company  
professional for more information.**