

Property Profile vs. Preliminary Title Report

PROPERTY PROFILE:

What is a Property Profile?

A Property profile is a great place to start when you are in need of information to understand a subject property's makeup such as:

- Who the owner of the property is
- Apparent loans and liens that may exist on the property

What is the role of a Property Profile?

The Property Profile helps Real Estate and MLS professionals obtain a quick view of the property in question.

Our Property Profile Package consists of the following information:

- Comparable market analysis
- Vesting deed/current owner
- Open deeds of trust/mortgage
- Plat map of the property
- Tax default status
- HOA liens
- City liens
- Solar agreements*
- UCC financial statement*
- Any other document recorded on your property*

*When specifically requested

PRELIMINARY TITLE REPORT:

What is a Preliminary Title Report (PR)?

A Preliminary Title Report is a report prepared prior to issuing a policy of title insurance that shows the full ownership of a specific parcel of land together with the liens and encumbrances thereon, together with recorded matters that will be excepted from the policy of insurance.

What role does a Preliminary Title Report play in the real estate process?

A Preliminary Title Report contains conditions under which the title company will issue a particular type of title insurance policy. The PR lists, in advance of the purchase, title defects, liens, and encumbrances, which could be excluded from coverage if the requested title insurance policy were to be issued as of the date of the PR. The PR may then be reviewed and discussed by the parties to the real estate transaction.

Our Preliminary Title Report identifies the following:

- Title defects, liens of record or encumbrances that must be satisfied prior to issuing a title insurance policy
- Legal Ownership
- Covenants, Conditions and Restrictions (CC&Rs) or recorded restrictions which have been placed in a prior deed or contained in documents
- Detailed easement information
- Thorough real property tax information
- Status of the property
- Possible lien items that need to be cleared prior to the close of escrow

If unclear as to when to order a Property Profile vs. a Preliminary Title Report, please contact your Sales Representative. You may be able to obtain particular information on the spot eliminating the possible cost and turnaround time to prepare a Preliminary Title Report.

PROGRESSIVE
TITLE COMPANY, INC.