

Old Republic Title...with over a 90-year

history of solid financial strength, deep

technical expertise and superb service...

has proven itself to be a leader in the

commercial real estate community.

Whether a single site or complex multi-

state transaction, we have the resources

to see your project through to a timely,

successful closing.

WHY OLD REPUBLIC TITLE?

Whatever your role in the commercial real estate industry, you have ready access to the entire team of highly skilled, creative and responsive title insurance and escrow professionals at Old Republic Title. We value the relationships that have flourished over the past 90 years. We look forward to forging new, mutually rewarding associations in our continuing service to the commercial market. Contact us today to learn more about our commercial capabilities, or to request a copy of our most current financial ratings report.



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102-10-3-98

Commercial Title Insurance Services



UNSURPASSED FINANCIAL STRENGTH

Our unwavering commitment to financial strength and stability means our clients can rest easily, fully confident of our ability to stand squarely behind our insurance obligations. Old Republic Title consistently earns honors as one of the highest rated title insurers in the United States. National ratings agencies, including **Standard & Poor's**, **Fitch**, **Moody's**, and LACE Financial, recognize our unsurpassed financial strength as measured by claims-paying ability, capitalization, reserves, investment strategy and liquidity.

TIMELY SERVICE, KNOWLEDGEABLE PEOPLE

Financial standards are only part of our story. Old Republic Title delivers exceptional service from the beginning to the end of your transaction. At each stage of the process, highly skilled, experienced experts will assist you – assuring prompt delivery of our products and services.

Our attorneys, title officers, title examiners, underwriters, and escrow officers are rich in knowledge and deeply committed to personal service. We believe in the value of lasting relationships based on trust and mutual understanding.

HOW WE SERVICE OUR CUSTOMERS

From our inception in 1907, we have worked diligently to meet – and exceed – the expectations of all

our customers in every segment of the commercial real estate market. Our carefully tailored products and services address the specific needs of these customers, bringing genuine added value to each transaction.

ATTORNEYS

Our nearly century-long record of service to the real estate legal community is powerful testament to our resourcefulness and the accuracy with which we perform. Our staff works daily with real estate attorneys in countless markets on projects of every size and financial scope, providing expert advice, innovative products, and outstanding service. Among our offerings:

- ◆ **A Nationwide Network** of 200 offices, bringing regional and state expertise and company-wide resources to bear on multi-state commercial transactions
- ◆ **State and Regional Counsel** with the experience and creativity to provide coverage for the most complex transactions
- ◆ **Specialized Endorsements and Coverages** for the most challenging of projects
- ◆ **Expertise** in every aspect of title insurance, including underwriting guidelines, as well as detailed knowledge of current and pending legislation

LENDERS

Today's lending environment is more complex than ever. Our highly trained, title-proficient state and regional counsel, underwriters, title officers, and escrow officers stay with you through every step of even the most

detailed closing, matching technical accuracy with consistently superior customer service.

BUILDERS/DEVELOPERS

Our title professionals understand the intricacies of real estate construction and development. We team with you to tackle the most difficult problems, doing whatever it takes to get the job done accurately and rapidly. Among our services:

- ◆ Identifying recorded building and land use restrictions and easements
- ◆ Identifying title problems and assisting with solutions
- ◆ Facilitating prompt disbursement of construction funds from the lender

COMMERCIAL BROKERS/ REALTORS®

We understand that efficient title transfers mean added client satisfaction, while providing Realtors® with increased visibility and the potential for greater business volume. Our title officers, examiners, and underwriters issue title commitments or preliminary reports in a timely manner, enabling our escrow officers to close each transaction rapidly and accurately. Our well-earned reputation for quality, and our detailed knowledge of individual markets, make Old Republic Title the name you can recommend with confidence.