

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
PRELIMINARY APPROVED ATTORNEY CERTIFICATE**

TO: **Old Republic National Title Insurance Company**

The Undersigned hereby applies for title insurance as follows:

(Proposed Insured) (Amount)

Owner: _____ \$ _____

Lender: _____ \$ _____

This loan will be: FHA VA Conventional Construction

Secondary Financing: _____ \$ _____

Insured: yes no

Lessee: _____ \$ _____

Property Mailing Address: (for informational purposes only)

The undersigned hereby certifies title to property located in the Township/City/Borough of _____, County of _____, Pennsylvania, described as follows:

Parcel Number: #

(attach full copy of legible current deed)

Title to the property is marketable and vested in fee simple as of the date hereof in

by deed from:

Dated: _____ Recorded: _____ in _____ County, PA

Deed Book: _____ Page: _____

SUBJECT TO:

1.) MORTGAGES:

Amount: \$

From:

To:

Dated: Recorded:

Book: Page:

|Amount: \$

|From:

|To:

|Dated: Recorded:

|Volume: Page:

2.) TAXES AND MUNICIPAL LIENS:

Are there municipal liens or delinquent real estate taxes?

None as Listed Below

Tax Claim:

County:

Township/County/Borough:

3.) LIENS/JUDGMENTS:

None as Listed Below See Attached ____ Pages

4.) EASEMENTS:

None as Listed Below See Attached ____ Pages

5.) RESTRICTIONS AND COVENANTS:

None as Listed Below See Attached ____ Pages

6.) MECHANIC'S LIENS:

None as Listed Below

Was there any new construction within the last 4 months? Yes No

7.) MATTERS OF SURVEY: Has a reliable Plot Plan Survey been obtained?

Yes No

If yes, what variations did it disclose? (Please describe fully any violations of building restrictions, encroachments, overlaps or other adverse facts which were disclosed and include a copy of the plan or survey.)

Does property have legal access? Yes

No

If by easement, has title to the Easement area been searched? Yes No

If yes: note restrictions/objections for searched easement area.

8.) OTHER LIENS/OBJECTIONS/DEFECTS:

Check applicable objections and provide full explanation.

Divorce Proceedings:

Bankruptcy Proceedings:

Tax Sales:

Lis Pendens:

Estates and Decedent's Debts:

Encroachments:

Oil/Mineral Rights:

Water/Rights: (Does premises abut, adjoin, run to, by or along the shore, shoreline, beach, bank, edge or margin, or touch any river, lake, creek, stream,

other water or course? If yes, please give full details.

Additional Objections:

9.) Rights and claims of parties, other than owners, in possession, if any.

Owner Occupied Tenant Occupied

REPORT OF TITLE CERTIFICATION:

The undersigned hereby certifies the above is based on a personal examination of all public records affecting title for a period of _____ years (not less than 60 years), and to his/her knowledge there is no dispute as to the validity thereof. Title to premises is clear of any exceptions or encumbrances other than listed above and may be insured as marketable.

This certification is effective as of _____, _____ as of _____ .m. (the last day of continuation or of record search)

BY:

Examining Counsel