



Attorney's Preliminary Title Report and Request for Title Insurance

1. Purchaser(s)/borrower(s):

2. Lender: _____
ICL information:
Lender address: _____
3. Purchase Price: \$ _____
4. Loan Amount: \$ _____
 - (a) Construction loan, new just beginning construction? Yes / No
 - (b) Construction completed, outsale? Yes / No
 - (c) Residential or Commercial property?
5. Is this currently or to be the purchaser/borrower's primary residence? Yes / No
6. Title was searched from _____ (date) to _____ (date) at _____ a.m./p.m.
 - (a) Updated from prior Owner's policy? _____ If yes, attach a copy.
 - (b) Updated from subdivision? Yes / No
 - (c) Other: _____
7. Title is vested in:

8. Title is (choose one): fee simple leasehold life estate
Other: _____
9. Property location: City/County _____
10. Street address: _____
11. Legal description: Attach a copy of the most recent deed of record.
12. Open Deed of Trust:
 - (a) Grantor(s):
Trustee(s):
Lender:
Deed Book /page or Instrument No.:
Dated:
Recorded:
Principal Amount: \$

Credit line? ____ yes or ____ no

(b) Grantor(s):

Trustee(s):

Lender:

Deed Book /page or Instrument No.:

Dated:

Recorded:

Principal Amount: \$

Credit line? ____ yes or ____ no

13. Possible judgments:

(a) Creditor:

Debtor:

Date judgment rendered:

Date recorded:

Deed Book /page or Instrument No.:

Amount of judgment:

Is this a lien filed by IRS? __ yes/ __ no; HOA or Condo Assn? __ yes /__ no

(b) Creditor:

Debtor:

Date judgment rendered:

Date recorded:

Deed Book /page or Instrument No.:

Amount of judgment:

Is this a lien filed by IRS? __ yes/ __ no; HOA or Condo Assn? __ yes /__ no

14. Real estate tax information:

a. Assessment year _____

b. Tax Parcel ID#: _____

c. Amount of taxes: \$_____per year; due dates: _____

d. Paid through: _____

e. Assessment information:

a) Land \$ _____

b) Improvements \$ _____

c) Total \$ _____

15. Restrictive covenants:

(a) ____ none or

(b) ____ recorded: date _____; Deed Book/page or Instrument No. _____

(c) Reviewed by title examiner? ____ yes or ____ no

(d) Dues to be paid? ____ yes or ____ no

(e) HOA allowed to file a lien on the real estate for non-payment of dues?

____ yes or ____ no

(f) Forfeiture or reversion clause in the covenants? ____ yes or ____ no

(g) Right of first refusal clause? ____ yes or ____ no

(h) Power of attorney for developer? ____ yes or ____ no

(i) Other unique requirements:

(j) More than one set of restrictions? ____ yes or ____ no

(if yes, provide specific information for each set of restrictions)

16. Utility easements? ____ yes or ____ no

(a) Grantee: _____

i. Recording date: _____

ii. Deed Book/page or Instrument No: _____

(b) Grantee: _____

i. Recording date: _____

ii. Deed Book/page or Instrument No: _____

(c) Grantee: _____

i. Recording date: _____

ii. Deed Book/page or Instrument No: _____

(continue on additional page, as needed)

17. Subdivision plat? ____ yes or ____ no (If yes, attach a copy or list all easements and exceptions to title.)

(a) Utility easements: _____

(b) Setback lines:

i. _____ ft along front;

ii. _____ ft along sides;

iii. _____ ft. along rear

(c) Public access? ____ yes or ____ no

(d) Private roads? ____ yes or ____ no Dedicated in DB/pg/Inst.No. _____

18. Other plats of record? ____ yes or ____ no (if yes, attach a copy or list any encroachments, or matters for which an exception needs to be made): _____

19. Are there other liens, objections or defects? (Explain with full details.)

(a) Mechanics' and Materialmen's notices or liens?

(b) Decedent's debts or estate issues?

(c) Bankruptcy filings?

(d) Financing statements?

(e) Party wall agreements?

(f) Oil and mineral rights?

(g) Other?

20. If access is by private roads or easements, have you examined the title to the adjoining premises and do you certify that unencumbered title to such rights or easements are vested in the current Owner? _____ yes _____ no
21. If the property described herein is a condominium unit, do you certify that all documents referred to in Virginia's condominium statute comply with the statutory requirements? _____ yes _____ no
22. Is there anything else found in the search that should be disclosed prior to a title commitment being issued? _____ yes _____ no

DATE AND TIME OF TITLE CERTIFICATION

THE UNDERSIGNED CERTIFIES THAT THE FOREGOING INFORMATION IS CORRECT.

APPROVED ATTORNEY

FIRM :

ADDRESS:

Email: