

TOP 10 REQUESTED FLYERS

SAN JOAQUIN COUNTY





Title insurance issued by Old Republic Title provides a broad range of benefits to the parties involved in a real estate transaction.

Benefits for the Purchaser of Real Estate

The purchaser of real estate needs protection against serious financial

loss due to a defect in the title to the property purchased.

For a single, one-time premium, which is a modest amount in relationship to the value of the property, a buyer can receive the protection of a title insurance policy - a policy that is backed by the reserves and solvency of the Company. A title insurance policy will cover both claims arising out of title problems that could have been discovered in the public records, and those so-called "non-record" defects that could not be discovered in the record, even with the most complete search.

A title insurance policy will not only protect the insured owner, but also that person's heirs for as long as they hold title to the property. The Company will not only satisfy any valid claim made against the insured's title, but it will pay for the costs and legal expenses of defending against a title claim.

Benefits for the Lender

The overwhelming majority of mortgage loans made in the United States are made by persons who are acting in a fiduciary capacity - by savings and loan associations, savings banks and commercial banks on behalf of their depositors, and by life insurance companies on behalf of their policy holders.

Because they are lending other people's money (other people's savings or policy-holder's funds) these lenders must be concerned with the safety of their mortgage investments.

A policy of title insurance provides a mortgage lender with a high degree of safety against the loss of security as a result of a title problem. This protection remains in effect for as long as the mortgage remains unsatisfied.

Old Republic Title also provides lenders with in-depth expertise on a wide variety of title related matters to facilitate the mortgage loan process.

Benefits for the Seller

An owner of real property whose interest is insured by an owner's title insurance policy has the assurance that the title will be marketable when selling the property. The title insurance policy protects the seller from financial damage if the seller's title is rejected by a prospective purchaser.

Benefits for the Real Estate Broker

The title insurance company and the real estate agent both seek to ensure that as many purchases as possible are closed to the satisfaction of all principals in the transaction. From the broker's standpoint, the efficient and safe transfer of title will result in client satisfaction, increased prestige, and continued business.

Apart from the security that title insurance offers, most brokers have experienced numerous instances in which title insurance personnel have enabled them to close transactions that otherwise would have been delayed. By helping to avoid delays, Old Republic Title is able to facilitate the job of the real estate broker and to minimize the inconveniences and costs to the homebuyer.

Benefits for the Home Builder

By providing various title insurance services and information to the home builder, the title insurance industry can and does assist the builder in identifying and evaluating building and use restrictions, easements, etc., in removing title problems that may arise, and in facilitating prompt and needed disbursement of construction funds from the construction lender. All of these services ultimately rebound to the benefit of the buyers of newly constructed homes.

Benefits for the Community In General

Apart from the unique benefits title insurance offers to particular parties interested in a real estate transaction, title insurance companies can and do offer considerable assistance to public officials through the use of their "title plants" - the data banks of reorganized and indexed public records that are maintained by the Company in many areas of the country.

Much of the information contained in title plants is not readily available from other sources. This fund of information about the date of recent sales, representative sale prices, ownerships, area maps, use restrictions, surrounding properties, and a host of other matters pertinent to proposed projects, has helped representatives from all levels of government save countless hours and taxpayer dollars. In addition, title plant people frequently help recording officers correct errors they discover in public indices and records.

(source: www.oldrepublictitle.com/newnational/Resources/Primer/benefitsoftitle.asp)

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Old Republic strongly recommends that consumers confer with their title insurer as underwriting requirements vary among companies and further, obtain guidance and advice from qualified professionals, including attorneys specializing in Real Property, Trusts and/or Title Insurance to get more detailed, and current, information as to any particular situation affecting them.



Guide to Title Insurance — Some Basics

What is title insurance?

Newspapers refer to it in the weekly real estate sections and you hear about it in conversations with real estate brokers. If you've purchased a home you may be familiar with the benefits of title insurance. However, if this is your first home, you may wonder, "Why do I need yet another insurance policy?" While a number of issues can be raised by that question, we will start with a general answer.

The purchase of a home is one of the most expensive and important purchases you will ever make. You and your mortgage lender will want to make sure the property is indeed yours and that no one else has any lien, claim or encumbrance on your property.

The following Q&A answers some questions frequently asked about an often misunderstood line of insurance, title insurance.

What is the difference between title insurance and casualty insurance?

Title insurers work to identify and eliminate risk before issuing a title insurance policy. Casualty insurers assume risks.

Casualty insurance companies realize that a certain number of losses will occur each year in a given category (auto, fire, etc.). The insurers collect premiums monthly or annually from the policy holders to establish reserve funds in order to pay for expected losses.

Title companies work in a very different manner. Title insurance will indemnify you against loss under the terms of your policy, but title companies work in advance of issuing your policy to identify and eliminate potential risks and therefore prevent losses caused by title defects that may have been created in the past.

Title insurance also differs from casualty insurance in that the greatest part of the title insurance premium dollar goes towards risk elimination. Title companies maintain "title plants" which contain information regarding property transfers and liens reaching back many years. Maintaining these title plants, along with the searching and examining of title, is where most of your premium dollar goes.

Who needs title insurance?

Buyers and lenders in real estate transactions need title insurance. Both want to know that the property they are involved with is insured against certain title defects. Title companies provide this needed insurance coverage subject to the terms of the policy. The seller, buyer and lender all benefit from the insurance provided by title companies.

What does title insurance insure?

Title insurance offers protection against claims resulting from various defects (as set out in the policy) which may exist in the title to a specific parcel of real property, effective on the issue date of the policy. For example, a person might claim to have a deed or lease giving them ownership or the right to possess your property. Another person could claim to hold an easement giving them a right of access across your land. Yet another person may claim that they have a lien on your property securing the repayment of a debt. That property may be an empty lot or it may hold a 50-story office tower. Title companies work with all types of real property.

What types of policies are available?

Title companies routinely issue two types of policies: An "owner's" policy which insures you, the homebuyer for as long as you and your heirs own the home; and a "lender's" policy which insures the priority of the lender's security interest over the claims that others may have in the property.

What protection am I obtaining with my title policy?

A title insurance policy contains provisions for the payment of the legal fees in defense of a claim against your property which is covered under your policy. It also contains provisions for indemnification against losses which result from a covered claim. A premium is paid at the close of a transaction. There are no continuing premiums due, as there are with other types of insurance.

What are my chances of ever using my title policy?

In essence, by acquiring your policy, you derive the important knowledge that recorded matters have been searched and examined so that title insurance covering

your property can be issued. Because we are risk eliminators, the probability of exercising your right to make a claim is very low. However, claims against your property may not be valid, making the continuous protection of the policy all the more important. When a title company provides a legal defense against claims covered by your title insurance policy, the savings to you for that legal defense alone will greatly exceed the one-time premium.

What if I am buying property from someone I know?

You may not know the owner as well as you think you do. People undergo changes in their personal lives that may affect title to their property. People get divorced, change their wills, engage in transactions that limit the use of the property and have liens and judgments placed against them personally for various reasons.

There may also be matters affecting the property that are not obvious or known, even by the existing owner, which a title search and examination seeks to uncover as part of the process leading up to the issuance of the title insurance policy.

Just as you wouldn't make an investment based on a phone call, you shouldn't buy real property without assurances as to your title. Title insurance provides these assurances.

The process of risk identification and elimination performed by the title companies, prior to the issuance of a title policy, benefits all parties in the property transaction. It minimizes the chances that adverse claims might be raised, and by doing so reduces the number of claims that need to be defended or satisfied. This process keeps costs and expenses down for the title company and maintains the traditional low cost of title insurance.

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Old Republic Title strongly recommends that consumers investigate title insurance, title insurers and/or obtain guidance and advice from qualified professionals in this field, including attorneys specializing in Real Property & Title Insurance as to any particular situations affecting them.

Common Ways to Hold Title

How should I take ownership of the property I am buying?

The form of ownership taken (the vesting of title) will determine who may sign various documents involving the property and future rights of the parties to the transaction. These rights involve such matters as: real property taxes, income taxes, inheritance and gift taxes, transferability of title and exposure to creditor's claims. Also, how title is vested can have significant probate implications in the event of death.

Buyers may wish to consult legal counsel to determine the most advantageous form of ownership for their particular situation, especially in cases of multiple owners of a single property.

Following is a brief list of common ways to hold title:

Sole Ownership- Sole ownership may be described as ownership by an individual or other entity capable of acquiring title. Examples of common vesting cases of sole ownership are:

1. A Single Man/Woman: A man or woman who is not legally married or in a domestic partnership. *For example: Bruce Buyer, a single man.*

2. A Married Man, Woman as His/ Her Sole and Separate Property: A married man or woman who wishes to acquire title in his or her name alone.

The title company insuring title will require the spouse of the married man or woman acquiring title to specifically disclaim or relinquish his or her right, title and interest to the property. This establishes that both spouses want title to the property to be granted to one spouse as that spouse's sole and separate property. *For example: Bruce Buyer, a married man, as his sole and separate property.*

Co-Ownership- Title to property owned by two or more persons may be vested in the following forms:

1. Community Property: A form of vesting title to property owned together by married persons. Community property is distinguished from separate property, which is property acquired before marriage, by separate gift or bequest, after legal separation, or which is agreed in writing to be owned by one spouse.

In California, real property conveyed to a married person, is presumed to be community property, unless otherwise stated (i.e. property acquired as separate property by gift, bequest or agreement). Since all such property is owned equally, both parties must sign all agreements and documents transferring the property or using it as security for a loan. Each owner has the right to dispose of his/her one half of the community property, by will. *For example: Bruce Buyer and Barbara Buyer, husband and wife, as community property or Sally Smith and Jane Smith, spouses, as community property.*

2. Community Property with Right of Survivorship: A form of vesting title to property owned together by spouses. This form of holding title shares many of the characteristics of community property but adds the benefit of the right of survivorship similar to title held in joint tenancy. There may be tax benefits for holding title in this manner. On the death of an owner, the decedent's interest ends and the survivor owns the property. *For example: Bruce Buyer and Barbara Buyer, husband and wife, as community property with right of survivorship, or John Buyer and Bill Buyer, spouses, as community property with right of survivorship.*

3. Joint Tenancy: A form of vesting title to property owned by two or more persons, who may or may not be married, in equal interests, subject to the right of survivorship in the surviving joint tenant(s). Title must have been acquired at the same time, by the same conveyance, and the document must expressly declare the intention to create a joint tenancy estate. When a joint tenant dies, title to the property is automatically conveyed by operation of law to the surviving joint tenant(s). Therefore, joint tenancy property is not subject to disposition by will. *For example: Bruce Buyer, a married man and George Buyer, a single man, as joint tenants.*

Note: If a married person enters into a joint tenancy that does not include their spouse, the title company insuring title may require the spouse of the married man or woman acquiring title to specifically consent to the joint tenancy.

Common Ways to Hold Title

4. Tenancy in Common: A form of vesting title to property owned by any two or more individuals in undivided fractional interests. These fractional interests may be unequal in quantity or duration and may arise at different times. Each tenant in common owns a share of the property, is entitled to a comparable portion of the income from the property and must bear an equivalent share of expenses. Each co-tenant may sell, lease or will to his/her heir that share of the property belonging to him/her. *For example: Bruce Buyer, a single man, as to an undivided 3/4 interest and Penny Purchaser, a single woman, as to an undivided 1/4 interest, as tenants in common.*

Other ways of vesting title include as:

1. A Corporation*: A corporation is a legal entity, created under state law, consisting of one or more shareholders but regarded under law as having an existence and personality separate from such shareholders.

2. A Partnership*: A partnership is an association of two or more persons who can carry on business for profit as co-owners, as governed by the Uniform Partnership Act. A partnership may hold title to real property in the name of the partnership.

3. Trustees of a Trust*: A Trust is an arrangement whereby legal title to property is transferred by the grantor to a person called a trustee, to be held and managed by that person for the benefit of the people specified in the trust agreement, called the beneficiaries. A trust is generally not an entity that can hold title in its own name. Instead title is often vested in the trustee of the trust. *For example: Bruce Buyer trustee of the Buyer Family Trust.*

4. Limited Liability Companies (LLC)*: This form of ownership is a legal entity and is similar to both the corporation and the partnership. *The operating agreement* will determine how the LLC functions and is taxed. Like the corporation its existence is separate from its owners.

*In cases of corporate, partnership, LLC or trust ownership - required documents may include corporate articles and bylaws, partnership agreements, LLC operating agreements and trust agreements and/or certificates.

	Community Property	Joint Tenancy	Tenancy In Common	Tenancy In Partnership	Title Holding Trust	Community Property Right of Survivorship
Parties	Only spouses	Any number of persons-can be spouses	Two or more persons or entities	Only partners (any number)	Individuals or groups-partnerships or corporations	Only spouses

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Understanding Closing & Title Costs in California

It's the big day. The day you go to the title or escrow company, sign your name on the dotted line, hand over a check and prepare to take ownership of your new home. It's also the day that you and the seller will pay "closing" or settlement costs, an accumulation of separate charges paid to different entities for the professional services associated with the buying and selling of real property.

What services will I be paying for when I pay closing costs?

You will usually be paying for such things as real estate commissions, appraisal fees, loan fees, escrow charges, advance payments such as property taxes and homeowner's insurance, title insurance premiums, pest inspections and the like.

How much should I expect to pay in closing costs?

The amount you pay for closing costs will vary; however, when buying your home and obtaining a new loan, an estimate of your closing costs will be provided to you pursuant to the Real Estate Settlement Procedures Act after you submit your loan application. This disclosure provides you with a good faith estimate of what your closing costs will be in the real estate process. An itemized list of charges will be prepared when you close your transaction and take title to your new property.

Can I pay for my closing costs in installments?

No, and it is easy to understand why. Many different parties will have fulfilled their responsibilities and be awaiting payment upon closing. The title or escrow company will disburse monies to those parties, pursuant to the escrow instructions, when funds are available.

Will I be allowed to write a personal check to cover my closing costs?

Your closing funds should be in the form of a cashier's check, issued by a California institution, made payable

to the title company or escrow office in the amount requested. A personal check may delay the closing or may be unacceptable to the title or escrow company. An out-of-state check could also cause a delay in your closing due to possible delays in clearing the check.

Is it a law in California that I must purchase title insurance when I buy or refinance a home?

No. However, virtually all lenders require title insurance for the face amount of their deed of trust, whether purchase or refinance. Prudent owners also value the protection afforded by the payment of the one time title insurance premium.

How much can I expect to pay in title insurance?

This point is often misunderstood. Although the title company or escrow office usually serves as a meeting ground for closing the sale, only a small percentage of total closing fees are actually for title insurance protection.

Your title insurance premium may actually amount to less than one percent of the purchase price of your home, and less than ten percent of your total closing costs. The title policy is good for as long as you and your heirs own the property with the payment of only one premium.

Who will pay for title insurance charges, the buyer or seller?

Surprisingly, "who pays" is not uniform. In some areas the buyer will pay while in others the seller will pay. In other counties the seller will pay for the owner's title policy and the buyer will pay for the lender's policy. But in every case, the question of who pays closing costs is a matter of agreement between the buyer and seller. Usually this agreement is based on the customary practice in your county.

Understanding Closing & Title Costs in California

Why are separate owner's and lender's title insurance policies issued?

Both you and your lender will want the security offered by title insurance. Your home is an important purchase, and you will want to be certain your home is yours, all yours. Title insurance companies insure your rights and interests in order to protect you against claims.

What does my title dollar pay for?

Title insurers, unlike property or casualty insurance companies, operate under the theory of "risk elimination." Risk elimination can only be accomplished after an intensive period of risk identification.

Title companies spend a high percentage of their operating revenue each year collecting, storing, maintaining and analyzing official records for information that affects title to real property. The issuance of a title insurance policy is highly labor-intensive. It is based upon the maintenance of a title "plant" or library of title records, in many cases dating back over a hundred years. Each day, recorded documents affecting real property are posted to these plants so that when a title search on a particular parcel is requested, the information is already organized for rapid and accurate retrieval.

Trained title experts are able, with the aid of their extensive title plants, to identify the rights others may have in your property, such as recorded liens, legal actions, disputed interests, rights of way or other encumbrances on your title. Before closing your transaction, you can seek to "clear" those encumbrances which you do not wish to assume.

The goal of title companies is to conduct such a thorough search and evaluation of public records that no claims will ever arise. Of course, this is impossible--we live in an imperfect world, where human error

and changing legal interpretations make 100 percent risk elimination impossible. When claims do arise, title insurance companies have professional claims personnel to make sure that your property rights are protected pursuant to the terms of your policy.

To conclude, when you pay for your title insurance policy, you are paying for a team of professionals who have worked together to deliver you a title insurance policy which represents protection for your ownership of real property.

Who can I look to for straight answers on title and closing costs?

Title or escrow company personnel are available to review and explain your title policy and your closing statement.

Should you still have further questions or need legal or tax advice, your title or escrow officer can help by referring you to the proper source for your answer. Remember, the title or escrow officer is not a legal counsel and cannot give you legal advice.

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Explicación de los Costos de Cierre y Títulos en California

Llegó el gran día. Este es el día que Usted llega a la empresa de títulos o de fondos en custodia. Ya es hora de firmar en la línea señalada, entregar el cheque y alistarse a tomar posesión de la nueva casa.

Este también es el momento en que Usted y el vendedor van a pagar los costos de cierre o de liquidación. Estos son cargos separados que se han acumulado. Se pagan a diversas entidades por los servicios profesionales relacionados con la compraventa de bienes raíces.

Son demasiadas las veces que tal día se llena de incertidumbre y tensión.

Para ayudarle a entender este tema confuso mejor, la Asociación de Títulos de Terrenos de California ha respondido a algunas de las preguntas más comunes sobre los títulos, el cierre y los costos de cierre.

¿Cuáles servicios pago al pagar los costos de cierre?

Generalmente, su pago cubre varias cosas, tales como las comisiones de bienes raíces, costos de avalúo, costos de préstamo, honorarios de la empresa de fondos en custodia, y otros pagos adelantados de impuestos sobre la propiedad, seguro de propietario, primas de seguro de título, inspecciones de exterminadores, etc.

¿Cuánto anticipo pagar por los costos de cierre?

Varía la cantidad pagada por los costos de cierre. Sin embargo, al comprar la casa y obtener un nuevo préstamo, se le da a Usted un presupuesto de los costos de cierre según la Ley de Procedimientos de Liquidación de Bienes Raíces. Eso sucede después de la entrega de la solicitud de préstamo. Esta declaración le proporciona un presupuesto de buena fe con respecto a los costos de cierre esperados en el proceso de venta del inmueble. Se prepara una lista pormenorizada cuando Usted cierra la transacción y reciba el título de la nueva propiedad.

¿Los costos de cierre se pueden pagar a plazos?

No, y es fácil entender la razón. Hay muchas partes diferentes que cumplen con sus obligaciones. Estas esperan su pago al cerrar la transacción. La empresa de títulos o de fondos en custodia se encarga de hacer los desembolsos a dichas partes cuando los fondos están disponibles, conforme a las instrucciones de la empresa de fondos en custodia.

¿Es permitido utilizar un cheque personal para cubrir los costos de cierre?

Los fondos para cubrir los costos de cierre deberían entregarse utilizándose un cheque de caja por la cantidad solicitada. Debe ser emitido por alguna institución bancaria de California, hecho pagadero a la empresa de títulos u oficina de fondos en custodia. Los cheques personales pueden provocar una demora en el cierre. Es más, la empresa de títulos o de fondos en custodia puede rechazarlos. Los cheques emitidos en otros estados también pueden llevar a una demora del cierre por un retraso posible al cambiarlos.

¿Hay ley en California que me obligue a comprar seguro de título al comprar o refinanciar una casa?

No. Sin embargo, casi todos los prestamistas exigen un seguro de título igual al valor nominal de la escritura de fideicomiso, ya sea que sea de compra o de refinanciación. Los propietarios prudentes valorizan la protección proporcionada por el pago de la prima del seguro de título, la cual se paga una sola vez.

¿Cuánto voy a pagar por el seguro de título?

Este punto se entiende mal frecuentemente. Aunque la empresa de títulos o de los fondos en custodia es el lugar normal para cerrar la venta, solo un porcentaje pequeño de los costos de cierre se dedica a la protección dada por el seguro de título.

La prima del seguro de título podría ser aun menos del uno por ciento del precio de compra de la casa, y menos del diez por ciento de todos los costos de cierre. Usted sólo paga una prima a cambio de una póliza de título que está vigente siempre y cuando Usted o sus herederos posean la propiedad.

¿A quién le toca pagar el costo del seguro de título, al comprador o al vendedor?

Sorpresivamente, en California eso varía de un condado a otro. En algunos, el comprador paga, y en otros, es el vendedor. En otros condados, el vendedor paga la póliza de títulos del propietario y el comprador paga la del prestamista. De todos modos, el comprador y el vendedor deberían llegar a un acuerdo sobre quien va a pagar los costos de cierre. Generalmente, tal arreglo se hace conforme a lo acostumbrado de cada condado.



Explicación de los Costos de Cierre y Títulos en California

¿Por qué se emiten separadamente la póliza de seguro de título del propietario y la del prestamista?

Todos los dos desean tener la seguridad dada por un título de seguro.

La casa es una compra importante. Usted debería asegurarse que ella es suya, completamente. Las empresas de títulos aseguran sus derechos e intereses para protegerle contra reclamaciones.

El prestamista busca asegurar el cumplimiento del gravamen hipotecario contra la propiedad y su potencial de venta. ¿Qué significa potencial de venta? Hace muchos años que aquí en California se ha importado dinero para las hipotecas. Los prestamistas de aquí originan los préstamos y muy a menudo los venden a inversionistas de otros estados. Estos, aunque posiblemente nunca vean la propiedad, necesitan tener la certeza de un gravamen válida y ejecutable. El seguro de título constituye una manera de asegurárselo. Sin tal seguro de título, esencialmente no se pueden vender los préstamos.

¿Qué recibo a cambio del dinero invertido en el seguro de título?

A diferencia de las empresas de seguro contra casualidades o seguro de bienes, las empresas de seguros de título trabajan según la teoría de la eliminación de riesgos.

La eliminación de riesgos sólo se puede llevar a cabo después de un tiempo intensivo de identificar los riesgos.

Anualmente, las empresas de títulos gastan gran parte de los ingresos de operación recolectando, guardando, manteniendo y analizando los documentos oficiales. Así se busca información que pudiera afectar los títulos de inmuebles.

La emisión de una póliza de seguro de título es un proceso que requiere mucho trabajo. La base es una planta de títulos o biblioteca de documentos de título que se mantiene. En muchos casos, éstos se remontan a más de cien años. En estas plantas se colocan diariamente los documentos registrados que afectan los inmuebles. De esa manera, cuando se solicita una revisión de título para cierta propiedad, los datos ya están organizados y pueden recuperarse rápida y precisamente.

Valiéndose de amplias plantas de títulos, los expertos de títulos pueden identificar los derechos que otros pudieran tener contra la propiedad, tales como derechos de retención que se han registrado, intereses en litigio, órdenes jurídicas, servidumbres u otros gravámenes contra la propiedad. Antes de cerrar la transacción, Usted debería limpiar tales gravámenes si no está dispuesto a asumirlos.

La meta de las empresas de títulos es revisar y evaluar los documentos públicos minuciosamente para que nunca surja ninguna reclamación. Por supuesto, no es posible eso. Este mundo no es perfecto. Hay errores humanos y cambios de interpretación legal lo cual imposibilita la eliminación completa

de los riesgos. Cuando aparecen reclamaciones, las empresas de seguros de título cuentan con profesionales especializándose en las reclamaciones. Ellos aseguran la protección de sus derechos de propietario según los términos de la póliza. Por último, cuando se paga la póliza de seguro de título, se le está pagando a un grupo profesional que trabaja en unidad para entregarle una póliza de seguro de título que le protege como dueño del inmueble.

¿Con quién voy por respuestas directas tocante al título, cierre y costos de cierre?

El personal de la empresa de títulos o de fondos en custodia está disponible para revisar y explicarle la póliza de título y la declaración de cierre.

Si todavía tiene dudas o necesita asesoría legal o impositiva, el funcionario de la empresa de títulos o de los fondos en custodia puede mandarle al lugar debido para que se le dé una respuesta. Recuerde, tales funcionarios no son asesores legales y no pueden darle consejos legales.

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What Escrow Needs Upfront

Information that is essential to most escrows for the sale/purchase of residential property

1) The Tax Identification Number (TIN) is the number that the Internal Revenue Service uses to identify the taxpayer. If a party does not have a TIN, the requisite application for the TIN may delay the closing. Thus, it is important to determine whether the parties have TINs at the outset, so the application, if necessary, will not interrupt the escrow. Both the seller's and the buyer's TINs are typically necessary for any Federal and/or State withholding required in the escrow.

2) Marital Status/Domestic Partnership: It frequently can delay an escrow if the escrow officer does not learn about a party's marital status or domestic partnership until the last minute. If the marital status or domestic partnership is not disclosed to the escrow officer at the outset of the escrow, it may be delayed while the requisite quitclaim deed is obtained.

3) A Change In The Status Of The Seller: Typical examples of changes in the seller's status that may warrant special attention in the escrow include:

- Someone on title is deceased.
- The property has been conveyed to another entity.
- Spouses or domestic partners who jointly own property have divorced or terminated their domestic partnership.

*Specific inquiries about the impact of the withholding statutes in a transaction should be directed to the parties' real estate agents, accountants, and/or attorneys.

4) Assessments and Liens

Not all assessments and liens affecting real property are recorded. Regardless of whether an assessment or lien is recorded, it should be fully disclosed at the outset so it may be properly addressed in the escrow.

Learning about Preliminary Reports

Q. Will the Preliminary Report disclose the complete condition of the title to a property?

A. No. It is important to note that the preliminary report is not a written representation as to the condition of title and may not list all defects, liens and encumbrances affecting title to the land, it merely reports the current ownership and matters that the title company may exclude from coverage if a title insurance policy should later be issued..

About Title Insurance

Title insurance is different from many other types of insurances (casualty, auto, etc.). These other types of insurances assume risks by providing financial protection for losses arising from an unforeseen future event such as a fire, theft or accident. In (or with) title insurance, risks are examined and mitigated before the property changes hands.

A Guide to Deeds

There are a variety of types of deeds currently in use for the conveyance of title. The list that follows briefly describes the most common currently used.

Quitclaim Deed: This deed conveys any possible interest of the grantor in said property at the date of the deed without representations of encumbrances on title arising from liens, easements, etc. It is usually used to release an estate or interest less than "fee" interest.

Grant Deed: The most commonly used deed in California. It conveys all the title that the grantor has and any title the grantor may acquire in the future. It includes by statute covenants as to prior conveyance and encumbrance.

Deed of Trust: A Deed of Trust is used to convey the "dormant title" to land to another person or company as a "trustee", in order to secure debts or other obligations. The trustee is given the power of sale of the land encumbered in the event of a default by the borrower.

More About Taxpayer Identification Numbers

A Taxpayer Identification Number (TIN) is an identification number used by the Internal Revenue Service (IRS) in the administration of tax laws. It is issued either by the Social Security Administration (SSA) or by the IRS. A Social Security number (SSN) is issued by the SSA whereas all other TINs are issued by the IRS.

Examples of Taxpayer Identification Numbers:

- Social Security Number "SSN"
- Employer Identification Number "EIN"
- Individual Taxpayer Identification Number "ITIN"
- Taxpayer Identification Number for Pending U.S. Adoptions "ATIN"

Resource: Internal Revenue Service; United States Department of the Treasury (www.irs.gov)

Effective 3.31.17 LE

Old Republic Title is providing this information as a free customer service and makes no warranties or representations as to its accuracy.

Old Republic Title strongly recommends that consumers confer with their title insurer as underwriting requirements vary among companies and further, obtain guidance and advice from qualified professionals, including attorneys specializing in Real Property, Trusts and/or Title Insurance to get more detailed, and current, information as to any particular situation affecting them.

What is StarLink?

StarLink is an exclusive service for Old Republic Title Company clients & all registered ORTC.com users! Get instant access to recorded documents referenced in your Preliminary Report or Title Commitment. Speed up the delivery of your CC&Rs and isolate all necessary documents with StarLink from Old Republic! For more information, contact your local sales rep or visit us online at ORTC.com.

4. An easement affecting that portion of said land and for the purposes stated herein and incidental purposes as shown on the field map.

For : Public Utility Easement
Affects : The Northeasterly 10 feet

For : Tree Planting Easement
Affects : The Northeasterly 10 feet

5. Terms and provisions as contained in an instrument

Entitled : Master Declaration for Title 7 and Dispute Resolution for
The Corners @ Eastgate
Executed : CEG Partners, LLC, A California limited liability company
By : March 17, 2005 in Official Records under Recorders
[Serial Number 2024006112](#)

Returned : 1642 S. California Bl #120, Santa Clara, CA 94607
Address :

6. Covenants, Conditions and Restrictions which do not contain express provision for forfeiture or reversion of title in the event of violation, but omitting any covenants or restriction if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Title 42, Section 3607 of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons, as provided in an instrument.

Entitled : Declaration of Covenants, Conditions and Restrictions of
The Corners @ Eastgate
Executed : CEG Partners, LLC March 21, 2005 in Official Records under
By : Recorders [Serial Number 2024006112](#)

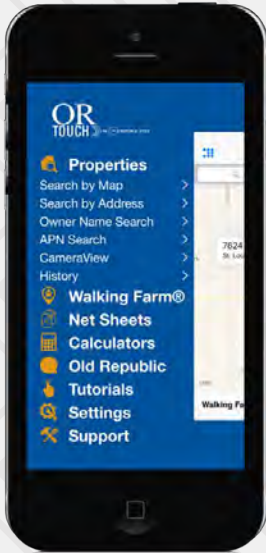
Said Covenants, Conditions and Restrictions provide that a violation thereof shall not defeat or render invalid the lien of any Mortgage or Deed of Trust made in good faith and for value.

Click On Hyperlinks To Instantly View:

- **Vesting Deed**
- **Deed of Trust**
- **Judgments**
- **Liens**
- **Easements**
- **Maps**
- **CC&Rs**

• **Reminder: A color coded Assessor's Parcel Map can be provided upon request!**

OR
TOUCH

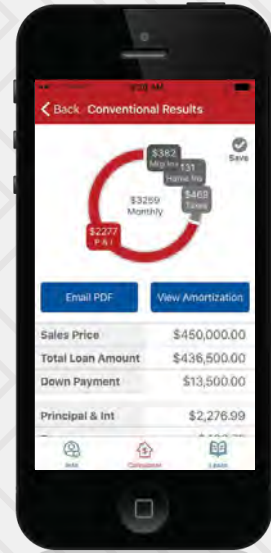


ALL-IN-ONE
APP

OR
CONNECT



OR
CALC



OR Touch Features:

- "Use My Location" a GPS locator feature
- Use camera view
- Search by Address/ Owner/ APN/TMS/PIN
- Select neighborhood
- Generate a mailing list
- Walk the FARM and track/manage your neighborhood
- Instantly pull a property profile
- Easily create a Buyer & Sellers Net Sheet to estimate closing costs
- Quickly compute a mortgage payment including Principal, Interest, Homeowners Insurance, Mortgage Insurance
- Update and Retrieve Contact Information, Login info, Customer Service Help Desk Info

OR Connect Features:

- Fee Navigator: Look up base escrow & title fees
- Online Netsheets: Calculate an estimated closing statement
- Rate/Fee Calculator
- Closing Calendar
- Who Pays: A guide to closing costs by city, county & state
- Office Locator
- Amortization Calculator: with email functionality
- Access your "My Account" features:
 - Open New Order
 - View Current Open Orders
 - View Order History
- Customers can now:
 - Email an Order Status sheet
 - Manage saved Netsheets in their profile
- For tablet users: links to property profiles
- Connect with your Account Executive or Escrow Officer directly!
- Flyers on Demand

OR Calc Features:

- Simplified Calculator
- Take the guesswork out of every calculation
- Purchase
- Refinance
- Save calculations for quick access
- Easy to share
- Great for homebuyers
- Find my office
- Links to Title & Escrow Information
- Glossary of Terms
- Go to the app store and search OR Calc. Select my name as your local Account Executive!

**Contact me for
more information!**

Effective 5.26.17

Old Republic Title is providing this information as a free customer service and makes no warranties or representations as to its accuracy.

Old Republic Title strongly recommends that consumers confer with their title insurer as underwriting requirements vary among companies and further, obtain guidance and advice from qualified professionals, including attorneys specializing in Real Property, Trusts and/or Title Insurance to get more detailed, and current, information as to any particular situation affecting them.



BUYER'S CHECKLIST

A start to finish checklist on what you'll need to provide and what to expect throughout your Escrow transaction.



Prior to Escrow Signing:

Escrow Requirements:

- ☐ All contact Information (home, work, cell & email etc.)
- ☐ Fill out the Information Request form (provided by Escrow Officer)
- ☐ Decide how you would like to hold title to your new home. You may want to consult with a lawyer or a qualified professional before making this decision.
- ☐ Let your Escrow Officer know if funds are coming from the sale of an existing home.
- ☐ Upon receipt of your loan documents, your Escrow Officer will call you with the amount needed to close which is required in the form of a wire transfer or cashier's check payable to Old Republic Title.

Hazard Insurance:

- ☐ Obtain quotes and make a decision on your agent and coverage.
- ☐ Give your Escrow Officer the agents name and phone number (preferably 30 days prior to close of escrow).

Loan Approval:

- ☐ Provide lender with all documents for the loan approval.
- ☐ Ensure names are spelled correctly on loan application and as you would like them to appear on your deed.
- ☐ Remind your loan agent that the Escrow Officer needs loan documents prior to your appointment date (24 hours in advance if possible).



At Escrow Signing:

- ☐ All individuals named on the Deed of Trust must be present at the signing. If this causes a conflict please let your Escrow Officer know as soon as possible.
- ☐ All must present valid identification in the form of a **CURRENT** Driver's License, Passport, Department of Motor Vehicles Identification Card, or other approved identification card provided it has a photograph, description of the person, signature and an identifying number.



When Do I Get the Keys?

After you sign all of the documents the Escrow Officer will prepare them to record at the County Recorder's Office. If there is a lender involved the Escrow Officer will work with the lender to "fund the loan". When the funds are in escrow the Escrow Officer will send the Deed(s) to the County Recorder to be officially recorded. When you hear "we are on record" the transfer of title has occurred and you now own the home.

Keys will be handed over by the sellers or the seller's agent to you or your agent and the recorded Deed will be mailed to you from the County Recorder's Office usually within 2-3 weeks.

Side Note:

If uncertain who to turn to for answers below are the best sources for most common questions:

Details of your purchase agreement
Your Real Estate Agent

Final amount needed to close escrow
Your ORTC Escrow Officer

Possession of keys to home
Your Real Estate Agent

Loan requirements and financial matters
Your Lender or Mortgage Company

Hazard Insurance-Insurance Agent Escrow Instructions
Your ORTC Escrow Officer

How to take title or ownership
Attorney or Legal Advisor

Prior to Escrow Signing

- ❑ All contact Information (home, work, cell & email etc.)
- ❑ Fill out Statement of Information form, if required (provided by Escrow officer).
- ❑ Fill out Information Request form (provided by Escrow Officer). Be sure to provide complete and accurate account numbers, social security numbers and Homeowners Association (HOA) information, if any. This information is needed to help avoid delays in obtaining payoff demands.
- ❑ Let Escrow Officer know if the property being sold is NOT your primary residence.
- ❑ Advise Escrow Officer if someone on title is deceased.

Note: With the receipt of the buyers' loan documents your Escrow Officer will contact you to set up the signing appointment.

At Escrow Signing

- ❑ All individuals vested in title must be present at the signing. If this causes a conflict please let your Escrow Officer know as soon as possible.
- ❑ All must present valid identification in the form of a **CURRENT** Driver's License, Passport, Department of Motor Vehicles Identification Card, or other approved identification card provided it has a photograph, description of the person, signature and an identifying number.
- ❑ If your sales proceeds will be wired into an account, you will need to provide the name of the institution, routing number, and account number.



SELLER'S CHECKLIST

A start to finish checklist on what you'll need to provide and what to expect throughout your Escrow transaction.

After the Close of Escrow

- ❑ Cancel your fire insurance (you may need to show a copy of your Settlement Statement which will be provide to you in your closing papers)
- ❑ Notify utility companies
- ❑ Submit change of address to DMV and Registrar of Voters

Side Note

If uncertain who to turn to for answers below are the best sources for most common questions:

Details of your purchase agreement
Your Real Estate Agent

Final amount you will net at closing
Your ORTC Escrow Officer

Property Taxes
Your Lender or Mortgage Company

Income (personal taxes)
Certified Public Accountant (CPA)

County Wide Numbers

Sheriff	209-468-4400
Comcast	800-266-2278
PG&E	800-743-5000
AT&T	800-310-2355
Dish Network	877-604-0711

Chamber of Commerce

Escalon	209-838-3556
Galt	209-745-2529
Lathrop	209-858-4486
Lodi	209-367-7840
Manteca	209-823-6121
Ripon	209-599-7519
Stockton	209-547-2770
Tracy	209-835-2131

Hospitals

Doctors - Manteca	209-823-3111
Kaiser - Manteca	209-825-3700
Sutter - Tracy	209-835-1500
Lodi Memorial	209-334-3411
San Joaquin General	209-468-6000
St. Joseph's - Stockton	209-943-2000
Dameron - Stockton	209-944-5550

Acampo Services

Liberty Fire Dept.	209-339-1329
Woodbridge Fire Dept.	209-369-1945
Central Valley Waste	209-369-8274
Water	209-468-3090

Escalon Services

Fire Department	209-838-7500
Garbage	209-838-4106
Police Department	209-838-7093
Water	209-691-7423

French Camp Services

Fire Department	209-982-0592
Allied Waste	209-466-3604
Water	209-939-8295

Galt Services

Fire Department	916-228-3035
Garbage & Water	209-366-7150
Police Department	209-366-7040
Electric (SMUD)	888-742-7683

Lathrop Services

City of Lathrop	209-941-7200
Fire Department	209-858-2331
Garbage	209-466-3604
Police Department	209-468-4400
Water	209-941-7320

Linden Services

Fire Department	209-887-3710
Garbage	209-466-3604
Water	209-887-3216

Lockeford Services

Fire Dept. Mokelumne	209-727-0564
Fire Dept. Clements	209-759-3371
Central Valley Waste	209-369-8274
Water	209-468-3090

Lodi Services

Fire Department	209-333-6735
Central Valley Waste	209-333-5600
Police Department	209-333-6727
Water & Sewer	209-333-6719

Manteca Services

City of Manteca	209-456-8000
Fire Department	209-456-8300
Garbage	209-456-8400
Police Department	209-456-8100
Water	209-239-8458

Morada Services

Fire Department	209-931-3107
Garbage	209-466-3604
Calif. Water Service	209-547-7900

Mountain House Services

City of Mountain House	209-831-2300
Fire Department	209-831-4700
Garbage (City of Tracy)	209-835-3639
Water	866-644-7992

Oakdale Services

City of Oakdale	209-845-3571
Fire Department	209-847-5904
Garbage	209-527-3781
Police Department	209-847-2231
Water	209-845-3571

Ripon Services

City of Ripon	209-599-2108
Fire Department	209-599-4209
Garbage & Water	209-599-2108
Police Department	209-599-2102

San Joaquin Services

Fire Department	209-937-8801
Garbage (Republic Svc.)	209-466-3604
Water	209-468-3009

Stockton Services

City of Stockton	209-937-8212
Fire Department	209-937-8801
Garbage	209-466-3604
Police Department	209-937-8377
Water	209-937-8295

Tracy Services

City of Tracy	209-831-6000
Fire Department	209-831-4700
Garbage	209-831-4120
Police Department	209-831-4553
Water	209-831-4120

Woodbridge Services

Fire Department	209-369-1945
Central Valley Waste	209-369-8274
Water	209-468-3090

San Joaquin County School Districts

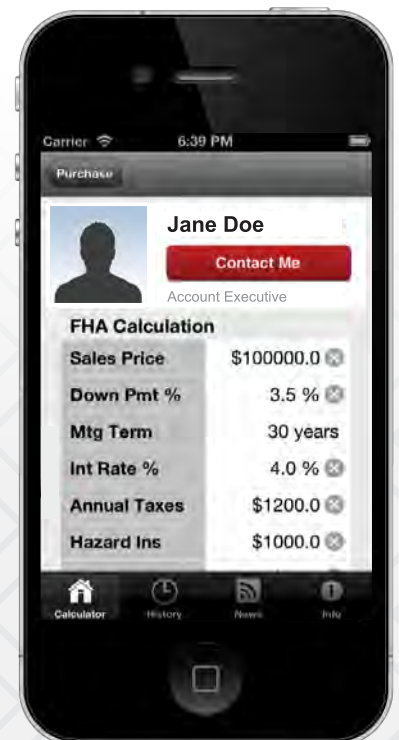
Banta Elementary	209-835-0843
Escalon Unified	209-838-3591
Jefferson Elementary	209-836-3388
Lammersville Elementary	209-836-7400
Lincoln Unified	209-953-8700
Linden Unified	209-887-3894
Lodi Unified	209-331-7000
Manteca Unified	209-825-3200
New Hope Elementary	209-794-2376
New Jerusalem Elementary	209-835-2597
Oak View Union	209-368-0636
Ripon Unified	209-599-2131
Stockton Unified	209-933-7000
Tracy Unified	209-832-3200



Consumers can count on us!
OR Calc is a mortgage calculator brought to you
by Old Republic Title for consumers.

Features:

- Simplified Calculator
- Take the guesswork out of every calculation
- Purchase
- Refinance
- Save calculations for quick access
- Easy to share
- Great for homebuyers
- Go to the app store and search OR Calc. Select the name of your local Account Executive!
- Easily map the route to our office through OR Calc!



FOR MORE TOP 10 REQUESTED FLYERS



PLEASE CONTACT
YOUR LOCAL
REPRESENTATIVE