

# Real Estate Property Reports

## Exceed Your Customers Expectations.

In today's dynamic, highly regulated real estate market, cautious lenders are relying more on their title search providers for information that falls outside standard title-policy datasets. Property Reports fulfilled through our extensive databases and our Professional Services team, help you quickly track down and deliver the real estate information related to ownership, encumbrance and property.

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**OWNERSHIP & ENCUMBRANCE REPORT:** Give lenders and real estate professionals a clear snapshot of a property's ownership and open mortgage information. This non-insured report is typically requested as a precursor to entering into a contract for a full title search.

**LEGAL & VESTING REPORT:** This thorough and easy-to-use report helps customers verify legal ownership, parcel description, and property location prior to opening a loan. Data includes: original purchase details, along with: a full legal description; Assessor's Parcel Number and current owner vesting.

**DEED REPORT:** By providing information such as grantor and grantee names, transaction dates and other vital information, a deed report establishes a missing interest in or the ownership of a property as part of legal due diligence; it also reveals deeds or chain of title between owners from the last full value deed.

**MORTGAGE REPORT:** Help customers understand and evaluate options after reviewing liens against a residential or commercial property, lien positions, lien holders and amounts owed. This report is typically used to assess financial and stakeholder positions on a property prior to opening an equity loan or line, initiating a modification or a default action.

**LIEN REPORT:** With data that includes recorded judgments, violations, assessments, and other relevant events, this report helps customers easily check voluntary and involuntary liens against a property and borrower, and the amounts owed prior to making a lending decision.

**FORECLOSURE INFORMATION REPORT:** Ensure your customers get the complete picture prior to initiating a foreclosure action. This report reveals unpaid principal amounts and identifies all parties who have an interest in a property. Chain of title data in this report includes: two full transfer deeds; open mortgages and related instruments; all document images, tax snapshot and more.

**ASSIGNMENT VERIFICATION REPORT:** Customers use this report primarily to inform large-scale portfolio transfers or due diligence on audits of proper lender and investor documentation. Data includes: full chain of assignments on a specific mortgage.

**TAX INFORMATION REPORT:** From frequency to delinquencies and most everything in between, this helpful report provides customers with a range of detailed tax data that reveals potential tax complications stemming from property splits, transfers and tax liens on a property.

## **Data Trace Has You Covered. Today and Tomorrow.**

Want to grow your business beyond where it is right now? Data Trace Property Reports can help you go beyond current title production and prepare for success tomorrow. To learn more about our property reports and all our other business-building products and services call today or visit [www.datatracetitle.com](http://www.datatracetitle.com).

## **About Data Trace**

### **Helping Businesses Grow since 1968**

Data Trace Information Services, LLC provides advanced real estate title search technology and support services that enable title and settlement services companies to quickly access and search historic documents in hundreds of regional databases through a secure and intuitive interface.

Every day, thousands of title insurance companies rely on Data Trace's innovative technology to open and close more business by delivering title history information, property tax assessment and payment data, document images and property profiles for major U.S. metropolitan areas.



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### **800.221.2056**

[customersupport@datatracetitle.com](mailto:customersupport@datatracetitle.com)

200 Commerce, Irvine, CA 92602

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