

TitleFlex™ Advanced Search

Fast, Flexible and Targeted Farm Building

Building your farm to identify, target and monetize the right customers is quick and easy with TitleFlex™ Advanced Search. With step-by-step farm building, and the ability to create and save your custom search criteria, you have the power to find the precise opportunities today and every day.

The Superior Way to Farm

TitleFlex Advanced Search makes it so quick and easy to farm the way you want to farm.

- Find the information you need fast – with all-in-one Integrated Search that merges Map, Address, Owner, APN and Advanced Search.
- Paint an area on the map and refine it with integrated property location, characteristics, transaction and owner filters.
- Instantly add Advanced Search filter criteria on over 100 attributes to further refine search results for your customers to create a highly targeted set of properties.
- Deliver farms to your customers in any combination of reports, data exports and mailing labels.

Precisely Target Your Search

Advanced Search delivers powerful and flexible search capabilities to meet customers' farm requirements. Generate focused lists by applying search logic to filters, such as "is", "starts with", "contains" and "is not" that's as broad or narrow as you need.

City	is		+
ZIP Code	is		+
	is not		+
APN	starts with		+
	contains		+
Tax Area	is		+

Narrow Your Search with County-Specific Filters

- School District
- Subdivision
- Neighborhood
- Homeowners Association Name
- Tract, Lot and Block
- Title Company
- County Land Use

Visualize Your Search with 3D Maps

Navigate the surrounding land structure and vacant parcels in a desirable area in terms of slope and elevation. Interactive 3D mapping technology helps developers and builders analyze actual useable land area on commercial site evaluations. Target specific properties within a geographic region using multiple freehand map-drawn shapes – such as polygons and radius – and incorporate hand-picked properties on the map to better identify an area. Further define your search with integrated Location, Characteristic, Transaction and Owner filters.



Create a highly targeted set of properties to quickly identify your target audience and reduce marketing costs. Map overlays provide quick visual indicators of property information on the selected map area, including:

- Parcel Lines
- Owner Name
- APN
- Square Feet
- Street Number
- Estimated Value
- Flood
- For Sale
- Recent Sale
- Default
- Auction
- REO
- REO Sale
- Short Sale

Search Smarter and Faster with Custom Templates

Create custom Advanced Search entry forms to speed the searching process for your most requested types of lists. Save multiple custom forms for easy use in different types of searches. Use the Form Editor for a simple drag and drop interface to select the desired filters and to put those filters into any sequence or group.

Target the Right Prospects with Premium Filters

Premium Filters in Advanced Search give you the insight for intelligent farming lists, investor or institutional owner discovery, and HOA lien and contact information. Premium Filters are perfect for:

Mortgage Marketing

Create a list of the best prospects for home refinance, purchase or equity lending using the Finance Score Filters - Purchase Intel Score, Refi Intel Score and Equity Intel Score. Or, add-on the Finance Score Filters to any Advanced Search Export list you create for greater insight into your audience.

The Finance Score Filters are:

- **Purchase Intel Score:** Identify homeowners who are likely to sell their current property and obtain a new mortgage in 3 – 4 months.
- **Refi Intel Score:** Identify prospects and current customers who are likely to refinance in the next 3 – 4 months. The Refi Intel Score can be generated for FHA, Conventional and cash-out refinance.
- **Equity Intel Score:** Identify the homeowners who are likely to apply for a home equity loan or HELOC within 3 – 6 months.

Investor Search

Instantly find investors or institutional owners who own multiple properties nationwide. Refine your search criteria to include geographic parameters or property characteristics for more targeted farming.

HOA Liens and Information

Uncover HOA liens on any list of properties, plus get detailed information like Lien Amount, Recording Date, Trustee Name and more using the Order Portal. You can also upload your list of properties and the HOA contact information will be added to any property within an HOA.

You will find Advanced Search in TitleFlex, the innovative real estate research and title customer service solution.