



**TitleFlex**  
by Data Trace

# SUBDIVISION, HOMEOWNER ASSOCIATION, AND SCHOOL DISTRICT FILTERS

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## Overview:

This document covers how to use the following filter features:

- Subdivision Searches
- Homeowners Association Name Searches
- School District Searches

These filter options create a highly customized geography for your farm to which you can add specific Characteristics, Sales or other filters.

## Subdivision, HOA and School District Search Functionality:

Enter the state and county. This is a required field.

Subdivision

Add More

1 San Ma

2 AVAILABLE SUBDIVISIONS

3 LAS CASITAS DE SAN MATEO

SELECTED SUBDIVISIONS

LAS CASITAS DE SAN MATEO

SAN MARCO #2

SAN MARCO #9

SAN MARCO 02

SAN MARYS ORCHARDS 02

Select All Clear All

4 Apply

Click Subdivision, HOA, or School District field and enter a partial or full name (1). A minimum of three characters is required.

The Type Ahead feature will suggest matching entries. Note that implied wildcards are included in the feature.

Click an entry (2) to select it for the filter (3) and click Apply (4).

HOA Name

Add More

terrace

AVAILABLE HOA

SELECTED HOA

BELMONT TERRACE

CAMINO RMN TERRACE

OWNERS ASSN

COWELL TERRACE TOWNHOMES

OWNERS ASSOC

CREEKWOOD TERRACE HOA

Select All Clear All

School District

Add More

Type to search

AVAILABLE DISTRICTS

SELECTED DISTRICTS

Select All Clear All

Apply

Again, functionality is the same for all three of the filter options.

## Adding Filters

You can select additional filters, such as:

- Physical characteristics
- Mortgage, Sales or Listing filters
- Distressed flags, including auction (with future dates), default, and REO
- Owner occupancy, ethnicity, or other exemptions.

Not every option is covered; see the Advanced Search guide for more information.

### *Characteristics:*

Common options include physical characteristics, such as Land Use, Living Area (Sq. Ft.), Bedrooms, Bathrooms, and Lot Area.

### *Sale Information*

Use the sales filters to limit the returns to homes sold within a certain number of months in the past. The Last Sale Date / Last Sale Recording Date contain options for sales that occurred in the last three, six, twelve and twenty-four months. Insert custom date ranges if required.

### *Financing Information*

These filters will limit the homes to those that have similar financing, lenders or title companies.

### *Listing Information*

Use this filter group to limit the return to homes that are (or were) for sale. Options include Active, Pending and Contingent as well as date range limiters.

### *Foreclosure Information*

This group has filters to search for properties in a foreclosure state or that were in foreclosure.

### *Owner*

Filter by the owner names, ethnicity or mailing information, including out-of-state and out-of-country mailing addresses.

### *Value*

These filters include the County Assessor provided values and First American's market estimate along with equity estimates.