Innovations to GO BEYOND

TITLE DATA and AUTOMATION

GETTING STARTED WITH FARMING IN TITLEFLEX

Rev. 201904

TitleFlex™
by DataTrace®

Overview

TItleflex includes an Advanced Search feature designed to support Farms. Farms can be saved to specific Customers for quick and easy re-use when that Customer calls. Once saved, they can be modified and re-saved to incorporate updates from the Customer.

Farming in TitleFlex is setup around two basic questions: 1.) <u>Where</u> are you searching and 2.) <u>What</u> are you searching for?

Best Practices for Using Filters

Due to variations in the data from the different counties, it is recommended that you click Get Counts after adding each filter so you that you can determine how many records were removed by a specific filter. This will allow you to isolate which filter is responsible for "over-filtering" your list. Entering all the filter at one time and then clicking View Results or Get Counts may leave you with a very small number of records without a good idea of which filter is limiting your return.

Ordering a single property detail report in your target area will provide insight on what data the county provides. El Dorado County California, for example, will provide detailed waterfront site influence for properties fronting Lake Tahoe but Orange County, California does not provide similar information for properties fronting the Newport Back Bay along the Pacific Ocean.
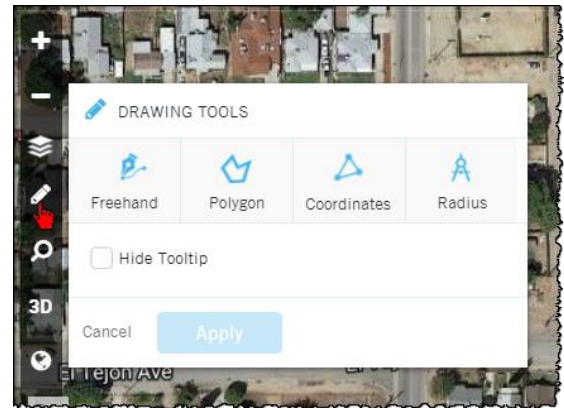
Knowing what data your county provides will be helpful in ensuring you are pulling the correct information for your farm.

If you have not previously used the filters in TitleFlex, it is recommend that you review the Filter Catalog guide for a full description of the available options.
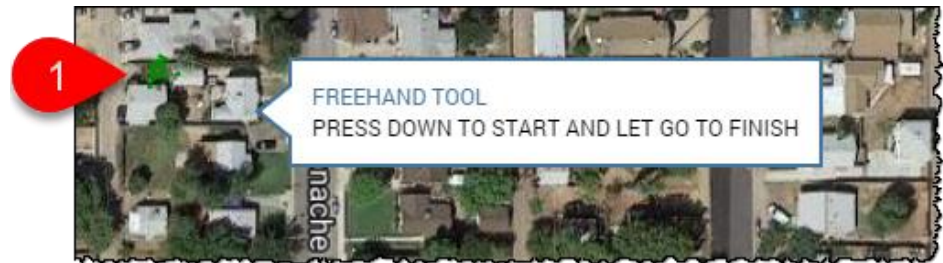
Where - The Map and Location Filter:

Using the Map: The map has several drawing tools you can use to select properties directly from the map. Properties within the drawn shape will be included in your farm.

More than one shape can be employed on the map. Simply use the drawing tools repeatedly, before you click Apply.
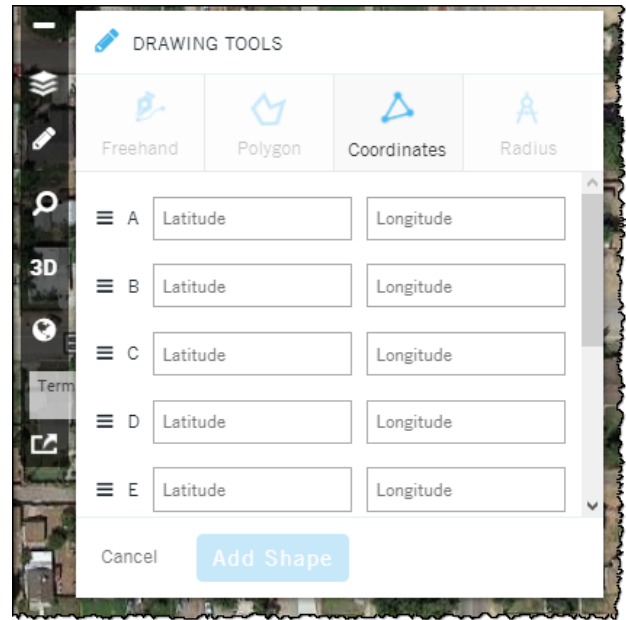

Freehand: Click and drag to enclose the area for your farm.

Polygon: Click to create a corner; double click to enclose the area.

Coordinates: Requires latitude and longitude coordinates.

Radius: Inscribes a circle by clicking and dragging or you may simply enter the diameter of the circle.
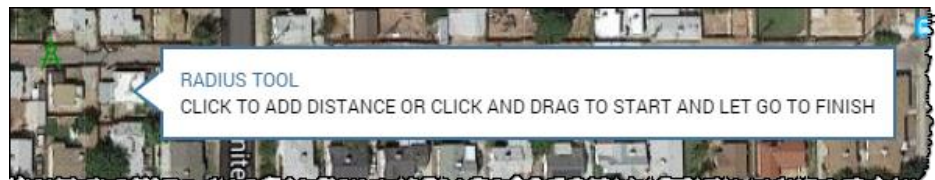
Figure 1: Start

Figure 2: Click and drag the mouse to create the circle.

Or click, enter the radius as miles or feet and click Submit. Decimals are accepted.

Location Section in the Filters: You can also select from a variety of geographies to narrow you search.

The location can be as broad as the entire nation or down to specific HOAs, Subdivisions, or neighborhood names. This includes the ability to filter by ranges of address numbers, APNs or tax areas.

State & County Bundle

State | Click or Type ▼

County | is ▼ | Add More | Select all | Deselect all

Address Bundle

Street # | is between ▼ | | and |

Pre Direction | Add More | Select all | Deselect all

Street Name | is ▼ | |

Street Type | Add More | Select all | Deselect all

Post Direction | Add More | Select all | Deselect all

Unit # | is ▼ | |

City | is

ZIP Code | is ▼ | | +

APN | is ▼ | | +

Tax Area | is ▼ | | +

Subdivision | Please select a single county

Appraisal District | Please select a single county | +

Neighborhood Name | Please select a single county

HOA Name | Please select a single county

School District | Please select a single county

Elementary School | Please select a single county

Middle School | Please select a single county

High School | Please select a single county

Carrier Route | | +

Open the Advanced Filters in the platform to see all options. 27 different filter options are provided

Tract Block Lot Bundle

Tract | is ▼ | Please select a single county

Block | is ▼ | Please select a single county

Lot | is ▼ | Please select a single county

Township Range Section Bundle

Township | is ▼ | Please select a single county

Range | is ▼ | Please select a single county

Section | is ▼ | Please select a single county

Additional filters for Tract/Block/Lot or Township/Range/Section can be applied.

What are your looking for?

Characteristics: The physical characteristics of the properties. What kinds of properties are you looking for? A single family home with three to four bedrooms and two to three bathrooms? How about the lot size? Or square footage?

Owner: Searches by first or last name, ethnicity, number of properties owned, occupancy, out of state owners, and much more.

Transaction: Sales, mortgage and listing information. This information is based county-sourced data.

The Sales information section will allow searches by the last sale date of a property or when the sale was recorded at the county. Additionally, filters can be set for the type of transaction, including resales, non-arms length transactions, etc. The drop down lists will show the available options by clicking on them.

Mortgage information includes filters for the origination amount, interest rates and types, and mortgage type. You can also filter by the lender name. Finally, listing filters are also included for listing status, date and price.

Foreclosure Information.: Properties in the foreclosure process including:

- Default: The homeowner has been served with a delinquency notice.
- Auction: The homeowner has been served with a notice that the property will be sold at auction. This categorization can be used by investors to look for homes prior to the auction date.
- REO: The home has been repossessed by the servicing institution.
- REO Sale: A home that was sold from an institution to a private individual. The home is not owned by the servicing institution at this point. The categorization indicates a historical transaction.
- Short Sale: A home that was sold to a private individual, typically during the default process and before the home entered REO status, usually for less than the remaining balance on the mortgage. The categorization indicates a historical transaction.

PACE and HOA Lien Information: Filter out or look for homes with either type of lien.

Over 80 different filter options are available providing unparalleled capabilities to create highly custom lists.

TIP: If you are planning on using this list for direct make, make sure to exclude those properties flagged with a Do No Mail indicator so that they're automatically NOT part of your farming list.

Example Farms:

Simple, out of state owners search.

SFRs with absentee owners who have more than one adjustable rate open lien on the property.

277 results

Get Count   View Results   Export

LOCATION

ZIP Code   90066 ✖

CHARACTERISTICS

Land Use   Single Family Residence / Sfr ✖

FINANCING INFORMATION

Interest Rate Type   Adjustable ✖   Variable ✖   Balloon ✖
Graduated ✖

Number of Open Liens   1 ✖

EQUITY

Equity %   0% - 50% ✖

MARKET VALUE

Estimated Value $1,500,000 - $2,500,000 ✖

SFRs with lower equity but only one open lien. Includes estimated value and rate type.

High equity properties with variable rate loans where the owner's mailing address is somewhere other than Arizona.

1,413 results

Get Count   View Results   Export

STATE & COUNTY BUNDLE ✎ ✖

State   Arizona
County   Maricopa

CHARACTERISTICS

Land Use   Condominium ✖   High Rise Condo ✖
Mid Rise Condo ✖   Pud ✖
Single Family Residence / Sfr ✖
Townhouse/Rowhouse ✖

OWNER

Corporate Owned   Exclude Corporate Owned ✖

Do Not Mail   Exclude Do Not Mail ✖

MAILING STATE & COUNTY BUNDLE ✎ ✖

Mailing State   not Arizona

FINANCING INFORMATION

Interest Rate Type   Adjustable ✖   Variable ✖   Balloon ✖
Graduated ✖

EQUITY

Equity %   50% - 90% ✖