

DON'T DELAY... GET YOUR TITLE EXAM TODAY!!!

Selling your home, especially as a For Sale by Owner, entails a lot of things. One of those things is getting the title of the property examined, which is mandatory in order to have Title Insurance issued. Most transactions will require that one or more policies are issued. You have an opportunity to get ahead of potential issues that may be clouding the title of your property. By getting a Preliminary Title Report, you will give yourself more time to address any issues that may cause unwanted delays in closing your transaction, saving you time.

A title exam is generally conducted after you have entered into a purchase contract and is a search of public records related to the subject property, which will confirm legal ownership in the property and find any liens or encumbrances against title. Ownership of your property may be something you don't think there is any issue with, but there could be hidden claims or liens that homeowners themselves aren't even aware of, making a title search important and essential for all parties involved in a transaction. **Getting a jump start on that process helps head off potential, time consuming issues that can delay your closing; sometimes significantly and detrimentally affecting the ability to even close the deal.**

Not only will getting our Preliminary Title Report help to expedite the overall title and escrow process, it will also save you money. If you purchase this report and close your transaction with American Family Title, your Title Exam/Review Fee will only be \$150 at closing, as opposed to our standard fee of \$300. **That is a savings of \$150.** In addition, if your contract is submitted with us to start title and escrow, within 90 days of the Preliminary Title Report, we will waive the fee of the exam update required to issue you an up to date Insurance Binder... **an additional savings of \$45.**



PRELIMINARY TITLE REPORT ORDER FORM

YES! I want to get a Jump Start on my Title Work today!

Mail this form to AFT [3101 West 25th Street, Suite B102, Cleveland, OH 44109] along with a check or money order for \$200 and we will get your title work started right away. You can also email a copy to service@amfamtitle.com or fax to 216-522-0603 to get it set up even sooner. Once payment is received, we will finalize the process. Call 216-522-9800 with any questions and/or comments. We'd be happy to further discuss this offer with you.

Name(s): _____ Date: _____

Home Phone: _____ Cell Phone: _____

Email Address: _____ Marital Status: _____

Subject Property Address: _____

Mailing Address, if different: _____

Preferred method of contact: Email Phone

Best Phone to reach you on: Home Cell | Best time to reach you: Morning Afternoon

Additional comments/notes: _____

The cost of this report is non-refundable and the savings can only be extended at closing if American Family Title Agency is the Title and Escrow Agent for the closing of the transaction for the subject property of this report. An exam update fee may be applicable.