

## STEPS IN THE TITLE PROCESS and What They Mean To You

### **Initial Request For Title Insurance**

An order for title insurance is opened with a title officer who produces the initial response promptly within 24 to 72 hours. A preliminary report can be requested with the minimum of information; without even identifying the buyer or the terms of the sale. It shows the record title as it presently exists and is only an offer to provide insurance. To order a preliminary report contact your local Corinthian Title representative or office.

### **On-Site Searching & Examining**

Our title examiner performs three searches: Property, Name and Tax searches. From that information, a preliminary report is created.

Corinthian Title Company ownership, management and employees embrace a "back to basics" approach to providing products and services to our clients. We also embrace technology and have developed and introduced exciting new products, many of which are a first to the industry. One such product is "PRELIM ADVANTAGE" which provides hyper links to all items reflected in a resale or commercial preliminary title report, a first in the industry.

We are also proud to say that all products and services are produced here in San Diego. We do not offshore our products and services like many of our competitors. This allows us to provide a fast and accurate product tailored to the needs of the client. It also gives back to our community and local economy by providing jobs here in San Diego where they are needed.

### **Technical Review**

The skill and expertise of our title officer is the key to providing you with a useful, accurate title report. Once the report is issued the review begins by making a technical analysis of the documents of record. An interpretive view of all recorded matters is made to evaluate their impact on the title to the property.

### **Inspection Analysis**

In anticipation of ALTA coverage, a site inspection may be ordered. From the inspection report, the initial title product is supplemented to show any encroachments or other off-record matters which would ultimately impact the title.

### **We Earn Your Respect With Our Skills, Service & Solutions**

We try not to point out impediments to the close of a transaction without also offering assistance and solutions. By understanding the sometimes delicate balance of the interests of the parties to a transaction, and by professionally and courteously handling issues as they arise, we can guide a transaction to a successful conclusion.

For online ordering, please visit our website  
**CorinthianTitle.com**