



PRODUCTS & SERVICES

ABSTRACTS

Root of Title/New Abstract. A new, minimum 40-year Marketable Title abstract.

Abstract Continuation (Preliminary and Final).

Preliminary – Continuation of an existing abstract, usually for a sale or refinance.

Final – Continuation of the preliminary abstract after transaction to show new owner in title new mortgages and releases (within 90 days of date of preliminary).

Abstract Addendum. Appending documents to an existing abstract without making any further search.

Stub Abstract. A limited abstract showing real estate title with person(s) in ownership, with requirements and begin date established by client. No search against prior owners.

Quote. Written quote for an abstract or other title work prior to client placing an order. Payment in advance is required. If the same abstract/title work is ordered within 45 days, full credit is given for paid quote.

SEARCHES & REPORTS

Title Certificate, Preliminary. Written search report with requirements established by client.

Title Certificate, Update/Final. An updated/final report with requirements established by client, beginning with date certified on preliminary title certificate or abstract for same real estate (within 90 days of preliminary).

Form 900/901. Pre- and post-closing searches for refinancing according to the requirements of the Title Guaranty Division of the Iowa Finance Authority. Residential property only.

Personal Lien Search. Report of a 10-year lien search (no real estate) on a person or company name, usually ordered for Buyer before closing.

Day of Closing Search. Written report of titleholder and real estate searched from certified date of prior work (abstract, Form 900 or title certificate) to date requested by client.

Post-Closing Search Certification. A report following a closing to show to new documents filed.

Gap Search. Update of a prior search, includes reviewing documents before recording, searching Seller and Buyer, searching property and filing documents.

County Engineer Report. As requested by client.

Department of Transportation Report. As requested by client.

Mechanic's Lien Report. As requested by client.

Ownership Report. As requested by client.

OTHER SERVICES

Storage for Abstracts. We provide safe, secure storage for abstracts. Contact us for more information and a copy of our Abstract Storage Agreement form.