



Investors Title Insurance Company

South Carolina State Office
2711 Middleburg Drive, Suite 216
Columbia, SC 29204
Telephone 803/799-8650 or 800/732-8005
Fax 803/252-3504 or 866/719-3504

ATTORNEY'S PRELIMINARY REPORT ON TITLE

(To be submitted prior to closing when a binder is desired for closing)

SCHEDULE A

Marketable Fee Simple Title is vested in _____
Property Address _____
Said Property is to be sold to _____ for \$ _____
and/or mortgaged to _____
as security for a FHA VA Conventional (Permanent Construction Temporary Construction
Loan of \$ _____ If owner's policy desired, in what amount \$ _____
ALTA Endorsements required _____ Loan Number _____
Previous Policy Number _____

Attach a copy of the prior policy if it is not an Investors Title Insurance Policy

ATTACH A COPY OF DESCRIPTION OF A COPY OF DEED OR MORTGAGE

SCHEDULE B

1. **TAXES AND SPECIAL ASSESSMENTS:**
 - (a) Taxes have been paid through and including those for the year _____.
 - (b) Special levies or assessments now due or payable in future installments _____.
2. **MORTGAGES, DEEDS OF TRUST, AND VENDOR'S LIENS** – omit security instrument to be insured but show all others including those executed by owner insured. (Give complete information including if it be released, remain on record, etc.)
3. **ARE THERE ANY RESTRICTIVE COVENANTS AND CONDITIONS?** _____ (if YES, Complete Below)
 - (a) Recorded in Book _____ at Page _____ Registry of _____ County, with a front setback requirement of _____ feet, a side setback requirement of _____ feet, a side street setback requirement of _____ feet, a rear setback requirement of _____ feet.
 - (b) Are the restrictions violated? _____ (If yes, please explain) _____
 - (c) Do restrictions contain reversionary or forfeiture clause? _____
 - (d) Is an easement reserved? _____ If general, so state, if specific, state what areas affected _____
4. **DOES RECORDED PLAT OF SUBDIVISION SHOW BUILDING SETBACK LINES?** If so, give details _____
5. **DOES LAND ABUT A PUBLICLY DEDICATED ROAD RIGHT OF WAY _____, IF NOT, DOES IT HAVE ACCESS THROUGH A VALID RECORDED EASEMENT?** _____
6. **ARE THERE OTHER LIENS, OBJECTIONS, DEFECTS AND EASEMENTS?** _____ (Answer "yes" or "no", If yes, describe below)
7. Is a mobile or manufactured home located on the property? ____ If yes, do any liens appear on the mobile home title? _____
8.
 - (a) Property is occupied by Owner Tenant Unoccupied Please provide pertinent lease information if applicable.
 - (b) Statutory lien period has expired or has not expired or Unknown
 - (c) Is insurance as to matters of survey required? _____ (if so, attach current plat or survey).
 - (d) This is a one-to-four family residence vacant residential lot or commercial property
9. If property described above is a condominium unit, do you certify that all documents referred to in your states condominium statute comply with requirements of that statute? _____

ATTORNEY'S CERTIFICATION

Based on a personal examination of all public records affecting the title to the real estate referred to in schedule A hereof, which records cover a period of not less the sixty (60) years last past, the approved attorney certifies to Investors Title Insurance Company that in his opinion this Report on Title correctly reflects the status of the title to said real estate. Certification is hereby made that so far as known there is no dispute among attorneys of the local bar as to the validity of the title to the real estate covered by this report, and that the title is in no way dependent upon the sale of the property for delinquent taxes or assessments.

Title is certified as of _____ at _____ o'clock.

Send Original Binder to Attorney Lender

Lenders Address _____

Telephone _____

Approved Attorney/Firm Name _____

By: _____

(Approved Attorney Signature)