

# Preliminary Title Report VS Property Profile

There are several steps in the process of purchasing real estate. Reviewing property profile reports and preliminary title reports is an important and necessary step, and it's important to know the differences between the two products.

## Property Profile

### Summary

A Property Profile, often referred to as a "Profile" is a detailed view in to the characteristics and ownership information about a specific property. A Profile can give you information on the transfer history, ownership, comparable, and the plat map of the property. Profiles are the fastest method in obtaining a cursory view of the property in question. Information is quick, but not vetted.

### PROFILE FACTS

#### PURPOSE:

provide a detailed view of the characteristics, owner- ship vesting, transfer history, and tax status of a specific property.

#### COST:

There is no cost to you for our property profiles. We provide these as a courtesy to aid your efforts of locating information on a specific property.

#### TURN TIMES

This is emailed to you or a hard copy can be sent upon request.

#### HOW TO ORDER:

You can call or email our CTC customer service department or contact your Title Representative.

## Preliminary Title Report

### Summary

A Preliminary Title Report, often referred to as a "Prelim" is typically ordered by an Escrow Officer in conjunction with a Real Estate Resale or Refinance transaction. A Prelim is a detailed search and report about the property in question which is then distributed to all parties involved in the transaction. Statements of information can help a buyer determine any unforeseen liens against the property or homeowner that will need to be cleared before a Title Insurance can be issued.

### PRELIM FACTS

#### PURPOSE:

In depth search to identify all liens of records that must be satisfied before issuing a title insurance policy.

#### COST:

The cost of this report is included in the overall cost of the Title Insurance Policy amount determined by the sales price or loan amount.

#### TURN TIMES:

Turn times can vary depending on how complex the history of the property is.

#### HOW TO ORDER:

A preliminary title order can be ordered by the escrow party involved once a Real Estate contract has been executed.