



# WHAT TO LOOK FOR IN YOUR PRELIMINARY REPORT

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1. **Vested Owners Name:** Are the names the same as shown on purchase agreement/deposit receipt? Have all parties executed and approved the purchase agreement?
2. **Type of Estate or Interest:** Fee title or other (Leasehold or Equitable).
3. **Printed Exceptions:** Current Taxes, supplemental taxes due to recent re-assessment, lien for future supplemental taxes, sale to state for unpaid delinquent taxes/bonds.
4. **Easements:** Understand the type and location of all easements.
5. **Covenants, Conditions and Restrictions:** Declaration by owners of any subdivision prior to sale describing property restrictions and agreements affecting said property and future owner's. Also referred to as CC&R's.
6. **Deeds of Trust:** All existing loans against the property or the existence of any paid-off loans which have not yet been reconveyed of record.
7. **Notice of Default:** Alerts all parties of an existing foreclosure proceeding.
8. **State or Federal Tax Liens, Judgments, Bankruptcy** or other court proceedings affecting the seller and or the property.
9. **Legal Description:** A method of geographically identifying a parcel of land, by lot and block or metes and bounds. Also discloses assessors parcel number.
10. **5-Year Short Term Rate:** Notation at the end of preliminary report. STR indicates property is subject to short term rate which allows for a 20% reduction in the title insurance premium. CornerStone Title has a 5 year short term rate, which means if there has been any insured transaction within the last 5 years the discount will apply. Property did not have to be insured previously by CornerStone Title in order for us to give the discount.

*Your report provides vital information to all parties and protects a purchaser against title defects and future losses.*