

What's in a Name?

Understanding the Statement of Information

When a title company seeks to uncover matters affecting title to real property, what does it find? The answer is, "Quite a bit." In order to address the "quite a bit of information" found, you are asked to complete a Statement of Information for the title company to use to distinguish the buyers and sellers of your real property from other similar names. In fact the new CAR Residential Purchase Agreement calls for a Statement of Information to be provided by the seller to the escrow holder within seven days of acceptance. To help you better understand this sensitive subject, the California Land Title Association (CLTA) has answered some of the questions most commonly asked about the Statement of Information.

What is a Statement of Information?

A Statement of Information is a form routinely requested from the buyer, seller and borrower in a transaction where title insurance is sought. The completed form provides the title company with information needed to adequately examine documents so as to disregard matters which do not affect the property to be insured, matters which actually apply to some other person.

What does a Statement of Information do?

Everyday documents affecting real property - liens, court decrees, bankruptcies - are recorded.

Whenever a title company uncovers a recorded document in which the name is the same or similar to that of the buyer, seller or borrower in a title transaction, the title company must ask, "Does this document affect the parties we are insuring?" Because if it does, it affects title to the property; therefore, it would be listed as an exception from coverage under the title policy.

A properly completed Statement of Information will allow the title company to differentiate between parties with the same or similar names when searching documents recorded by name. This protects all parties involved and allows the title company to competently carry out its duties without unnecessary delay.

Will the information I supply be kept confidential?

The information you supply is confidential and for the title company's use in completing the search of records necessary before any policy of title insurance can be issued, and for the escrow company's use in completing your transaction.

What types of information are requested in a Statement of Information?

The information requested may include, but is not limited to full name(s); last four digits of your Social Security number; drivers license number; year of birth; date of marriage if applicable; any previous marriage(s) if applicable; residence(s) for the past 10 years and place(s) of employment for the past 10 years. (see sample on back)

What happens if a buyer, seller or borrower fails to provide the requested Statement of Information?

At best, failure to provide the requested Statement of Information will hinder the search and examination capabilities of the title company, causing delay in the production of your title policy.

At worst, failure to provide the information requested could delay the close of escrow. Without a Statement of Information, it would be necessary for the title company to list as exceptions from coverage judgments, liens or other matters which may affect the property to be insured. Such exceptions would be unacceptable to most lenders, whose interest must also be insured.



EQUITY TITLE[®]
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Statement of Information

We maintain procedural safeguards that comply with federal standards to protect the confidentiality and security of non-public personal information. This statement will serve to establish identity, eliminate matters affecting persons of similar name, protect you against forgeries, and speed the completion of your title and escrow services. **PLEASE BE SURE YOU HAVE FILLED THIS FORM OUT COMPLETELY; INCLUDING SIGNATURES AND DATE. NOT PROVIDING REQUESTED INFORMATION MAY CAUSE A DELAY IN THE CLOSE OF YOUR TRANSACTION. - THANK YOU -**

ESCROW NO. _____ TITLE ORDER: _____
 NAME _____ SOC. SEC. NUMBER _____
 FIRST FULL MIDDLE NAME LAST DRIVER'S LICENSE NUMBER _____

DATE OF BIRTH _____ BIRTHPLACE _____ HOME PHONE _____

YOUR BUSINESS PHONE _____ YOUR CELL PHONE _____ YOUR FAX _____

YOUR E-MAIL _____ SPOUSE/DOMESTIC PARTNER E-MAIL _____

LIVED IN USA SINCE _____ LIVED IN CALIFORNIA SINCE _____

(CIRCLE ONE) NAME OF SPOUSE/
 DOMESTIC PARTNER _____ SOC. SEC. NUMBER _____
 FIRST FULL MIDDLE NAME LAST DRIVER'S LICENSE NUMBER _____

DATE OF BIRTH _____ BIRTHPLACE _____ PREVIOUS NAME _____

SPOUSE/DOMESTIC PARTNER BUSINESS PHONE _____ CELL PHONE _____ FAX _____

LIVED IN USA SINCE _____ LIVED IN CALIFORNIA SINCE _____

IF MARRIED, OR IN A DOMESTIC PARTNERSHIP, DATE: _____ AT _____ CITY AND STATE _____

PREVIOUS MARRIAGE(S) OR DOMESTIC PARTNERSHIP(S) (if no previous marriage or domestic partnership, write "NONE"):

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____ DECEASED _____ DATE _____
 DIVORCED _____ WHERE _____

(CIRCLE ONE) NAME OF FORMER SPOUSE/DOMESTIC PARTNER _____ DECEASED _____ DATE _____
 DIVORCED _____ WHERE _____

(ATTACH ADDITIONAL PAGE, IF NECESSARY)

CHILDREN: NAME _____ DATE OF BIRTH _____ NAME _____ DATE OF BIRTH _____

NAME _____ DATE OF BIRTH _____ NAME _____ DATE OF BIRTH _____

(ATTACH ADDITIONAL PAGE, IF NECESSARY)

INFORMATION COVERING PAST 10 YEARS.

Residence: _____
 NUMBER AND STREET CITY ZIP CODE FROM TO

 NUMBER AND STREET CITY ZIP CODE FROM TO

Your Employment: _____
 NUMBER AND STREET CITY ZIP CODE FROM TO

 FIRM NAME AND ADDRESS CITY ZIP CODE FROM TO

 FIRM NAME AND ADDRESS CITY ZIP CODE FROM TO

 FIRM NAME AND ADDRESS CITY ZIP CODE FROM TO

Spouse/Domestic Partner Employment: _____
 FIRM NAME AND ADDRESS CITY ZIP CODE FROM TO

 FIRM NAME AND ADDRESS CITY ZIP CODE FROM TO

 FIRM NAME AND ADDRESS CITY ZIP CODE FROM TO

HAVE YOU OR YOUR SPOUSE/DOMESTIC PARTNER OWNED OR OPERATED A BUSINESS?
 YES NO IF SO, PLEASE LIST NAMES _____

I HAVE NEVER BEEN ADJUDGED BANKRUPT, NOR ARE THERE ANY UNSATISFIED JUDGMENTS OR OTHER MATTERS PENDING AGAINST ME WHICH MIGHT AFFECT MY TITLE TO THIS PROPERTY EXCEPT AS FOLLOWS:

THE STREET ADDRESS OF THE PROPERTY IN THIS TRANSACTION IS:
 The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

Date: _____ X _____
 (SIGNATURE)
 Date: _____ X _____
 (SPOUSE/DOMESTIC PARTNER SIGNATURE)