



Preliminary Opinion on Title

The undersigned has examined the record title of the _____ County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Property Vested in: _____
Interest or Estate: Marketable Fee Simple If other, state interest: _____
Property Description (or attach copy of legal description): _____

Subject to the uninitialed STANDARD EXCEPTIONS, 1 through 8, incorporated herein.
Also subject to the following SPECIAL INFORMATION AND EXCEPTIONS:

Taxes:

- 1. Ad valorem taxes are paid through and including those for the year.
2. Taxes now due and payable.
3. Taxes, a lien, deferred or otherwise, but not yet due and payable.
4. Special levies or assessments now due or payable in future installments.
5. Estate or inheritance taxes.

Restrictive Covenants? Yes No

- 1. Book _____, Page _____.
2. Does survey and/or public record indicate a violation? Yes No
3. Contain reversionary or forfeiture clause? Yes No
4. Building Setback Line(s) of _____ feet from front; _____ from side; _____ feet from side street; _____ feet from rear.
5. Easements/Other Matters: _____

Survey of Property? Yes (attached); No; Will be provided at closing

Recorded Plat? Yes No

- 1. Book _____, Page _____.
2. Building Setback Line(s) of _____ feet from front; _____ from side; _____ feet from side street; _____ feet from rear.
3. Violated? Yes No
4. Easements/Other Matters: _____

Access to Public Right of Way? Yes No

Direct or over a private easement? (If private easement, attach copy)
If over private easement, has a search been made of adjoining property on which easement crosses? Yes No

Property Occupied by: Owner; Tenant; Unimproved; or Unknown

Mobile Home: Yes No (if yes, please note special requirement(s) for mobile homes in your Commitment)

Updating From Previous Title Insurance Policy? Yes No

Metro Title Policy No. _____, or attach copy if prior title policy is not Metro Title's

Other Easements, Liens, Deeds of Trust, Objections or Defects:

D/T to Trustee for _____ in the amount of _____,
recorded in Book _____, Page _____, the aforementioned County Registry.

See page 2 for additional Easements, Liens, Deeds of Trust, Objections or Defects

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

This Search Period was from _____ to _____ at _____ AM / PM.

Attorney Address:

By: _____ (Attorney)

Attorney Phone #:

Name:

Title Insurance Application

1. Owner's Insurance: \$ _____ (purchase price/value)
a) Insured: _____
b) Use of Property: Residential; Commercial; Unknown; or Other: _____
2. 1st Mortgagee Insurance (1st Lender): \$ _____ (loan amount)
a) Insured: _____
b) Loan is: Conventional; FHA; VA; Temp. Constr.; Perm. Constr. or, Other: _____
c) The following Standard ALTA Endorsements are requested: ALTA 4 (Condominium) ALTA 5 (PUD)
 ALTA 6 (Variable Rate) ALTA 8.1 (Environmental)
 ALTA 9 (Comprehensive) Other: _____
3. 2nd Mortgagee Insurance (2nd Lender): \$: \$ _____ (loan amount)
a) Insured: _____
b) Loan is: Conventional; FHA; VA; Temp. Constr.; Perm. Const. or Other: _____
c) The following Standard ALTA Endorsements are requested: ALTA 4 (Condominium) ALTA 5 (PUD)
 ALTA 6 (Variable Rate) ALTA 8.1 (Environmental)
 ALTA 9 (Comprehensive) Other: _____

ICL requested? Yes No Address for Lender: _____

Send to *Attorney* at _____ (fax # or e-mail address)

Send to *Lender* at _____ (fax # or e-mail address)

Additional Easements, Liens, Deeds of Trust, Objections or Defects: