

ATTORNEY'S PRELIMINARY REPORT ON TITLE AND TITLE INSURANCE BINDER

Lawyers Abstract Company, 35 West Otterman Street, Greensburg, PA 15601
724-834-2822 * FAX: 724-834-2960

Application No.:

REPORT ON TITLE to the property of

to be sold to

for a consideration of \$

to be mortgaged to

under processing through FHA _____ VA _____ Other _____

as security for a loan of \$ _____ which is Permanent _____ Temporary _____ (Use spaces applicable.)

THE MARKETABLE fee simple title of record to the property described in Schedule A hereof is vested in

under and by virtue of a _____ from

dated _____, _____, recorded _____, _____, Book

Page _____, Records of _____ (City or County),

State of _____, subject only to the liens and encumbrances on, objections to, or requirements of title as are noted under Schedules A and B:

SCHEDULE A

Section 1. Complete legal description of real estate the subject of this report and binder:

Section 2. TAXES and Special Assessments: (Show year or years due and amounts)

- (a) State and County Taxes:
- (b) City or Town Taxes:
- (c) Special assessments or levies now due or payable in future installments:
- (d) Lienable Water and Sewer charges:
- (e) Possible additional assessments for taxes for new construction or for any major improvements:
- (f) Other:

Section 3. MORTGAGES, Deeds of Trust, Financing Statements and similar liens.

Section 4. JUDGMENTS, Federal Liens, Mechanics and Municipal Liens and all other liens:

SEE BACK OF FINAL CERTIFICATE FOR ABSTRACTS RELIED UPON

SCHEDULE B

Other defects, objections, matters or requirements of title. (Set out fully under each subdivision. Attach supporting documentary evidence or supplementary information where necessary.): If none, so state.

- 1. Rights of parties in possession, if any, other than the owner:
- 2. Unrecorded easements, discrepancies or conflicts in boundary lines, shortage in area and encroachments which an accurate and complete survey would disclose.
- 3. Possible unfiled mechanics' and materialmen's liens. (Set forth whether any repairs, improvements or new construction have taken place within the statutory lien period in your state):

THE ABOVE THREE ITEMS ARE STANDARD EXCEPTIONS FOR OWNER'S POLICY.

- 4. Building Set Back Lines shown on recorded plat:
- 5. Restrictive covenants, copy attached, contained in following instrument(s) (Give date, recording date, Book and Page) which (do) (do not) contain a forfeiture or reversionary clause and have not been violated (except):
- 6. Easements, Rights-of-way, recorded leases, contracts, encroachments, party-wall agreements, etc.:
- 7. Other Objections and Defects: Set forth other liens of record and any objections or defects not disclosed above, whether shown of record, or which may be known or rumored. (If title is in any way based on tax title deed or final decree, set out facts fully in separate letter to General Agent or Home Office for ruling):

The undersigned hereby certifies to **LAWYERS ABSTRACT COMPANY OF WESTMORELAND COUNTY** that: (1) The foregoing Attorney's Preliminary Report on Title correctly reflects the status of the title to the real estate described in Schedule A, Section 1, hereof; (2) This certification is founded upon a personal examination of all public records and abstracts of title which affect the title to the said real estate for a minimum of sixty years prior to the date hereof; (3) Based upon information available and his personal knowledge, there are no variances of opinions, among attorneys of the local bar, pertaining to the validity of the title to the said real estate; (4) This certification covers the title to _____, _____, at _____ o'clock _____ M, being the date of this certificate.

Street address

Approved Attorneys

City or Town and State

By

Member of Firm

TITLE INSURANCE BINDER

To:

The undersigned, **LAWYERS ABSTRACT COMPANY OF WESTMORELAND COUNTY**, by this Title Insurance Binder, hereby insures you against loss or damage not exceeding \$ _____ which you may sustain on account of the failure of the foregoing Preliminary Report on Title to show the true status of the title to the property therein described as of the date and hour thereof; such insurance to be null and void unless the title policy is requested and the premium therefor paid within 6 months from the date hereof. The title policy when issued will not insure against the consequences of the exercise and enforcement of governmental "police power" over the property described herein.

Executed at

on

LAWYERS ABSTRACT COMPANY OF WESTMORELAND COUNTY

By: _____
Authorized Signature