Understanding Statements of Information



O. What is a Statement of Information?

A. 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.

Q. What does a Statement of Information do?

A. Every day documents affecting real property—liens, court decrees, bankruptcies, etc.—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 and would, therefore, 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.

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

A. The information requested is personal in nature, but not unnecessarily so. The information requested is essential to avoid delays in closing the transaction.

You, and if applicable, your spouse or registered domestic partner, will be asked to provide full name, social security number, year of birth, birthplace, and information on citizenship. If applicable, you will be asked the date and place of your marriage or registered domestic partnership.

Residence and employment information will also be requested, as will information regarding previous marriages or registered domestic partnerships.

Q. Will the information I supply be kept confidential?

A. The information you supply is completely confidential and only for title company use in completing the search of records necessary before a policy of title insurance can be issued.

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

A. Per the California Association of Realtors® contract, sellers are required to provide the Statement of Information to their Escrow Holder within 7 days of acceptance of the contract. Without a Statement of Information, it would be necessary for the title company to list as exceptions from coverage judgements, 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, and will prohibit the close of escrow.

Please check with your state or local land title association for applicable laws.



[NAME OF COMPANY] STATEMENT OF INFORMATION

CONFIDENTIAL - TO BE USED ONLY IN CONNECTION WITH ORDER NO:

NOTE: THIS FORM IS NEEDED IN ORDER TO ELIMINATE JUDGMENTS AND LIENS AGAINST PEOPLE WITH SIMILAR NAMES

THE STREET ADI	DRESS of the	property in the	his trar	nsaction i	S: (IF NO	NE LEAVE BLA	ANK)						
ADDRESS					CITY								
1. IMPROVEMENTS 2. OCCUPIED BY: [: SINGLE F	ESIDENCE [TIPLE RES	IDENCE [ITHS1	? YES	□N	0		
4. IF YES to No. 3, S	TATE NATURE	OF WORK DO	NE:										
PARTY 1					P	ARTY 2							
FIRST	MIDDLE	L	AST		FIF	RST		MIDD	LE		LAST		
FORMER LAST NAME(FC	FORMER LAST NAME(S), IF ANY											
BIRTHPLACE		BIF	BIRTHPLACE				BIRTH DATE						
SOCIAL SECURITY NUMBER DRIVER'S LICENSE NO.						SOCIAL SECURITY NUMBER DRIVER'S LICENSE NO.							
□SINGLE □MARR		☐SINGLE ☐MARRIED ☐I HAVE A REGISTERED DOMESTIC PARTNER											
CURRENT SPOUSE OR REGISTERED DOM. PARTNER (Other than Party 2):						CURRENT SPOUSE OR REGISTERED DOM. PARTNER (Other than Party 1):							
Name:						Name:							
FORMER SPOUSE / REGISTERED DOM. PARTNER:						FORMER SPOUSE / REGISTERED DOM. PARTNER:							
Name:						Name:							
	MARRIAG	E OR REGIST	ERED	DOMEST	IC PARTN	ERSHIP BE	TWEEN	I PAI	RTIES 1 A	ND 2			
MARRIED?													
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		PAR	1111-0	JCCUPAI	IONS FOR	LASTIUI	EARS						
PRESENT OCCUPATION FIRM NAME						ADDRESS				NO. OF YEARS			
PRIOR OCCUPATION	AD	ADDRESS NO. OF YEARS											
		PA	RTY 1 -	RESIDEN	ICES FOR	LAST 10 Y	EARS						
NUMBER AND STREE	TATE				F	ROM	ТО						
		PAR	RTY 2 - C	OCCUPAT	TIONS FOR	R LAST 10 Y	/EARS						
PRESENT OCCUPATION	RESENT OCCUPATION FIRM NAME					ADDRESS				NO. OF YEARS			
PRIOR OCCUPATION	FIRM	NAME			AD	DRESS			1	10. OF \	/EARS		
	PAR	TY 2 - RESIDE	ENCES	FOR LAS	ST 10 YEAR	RS (If same a	as Party 1	1, writ	e "same")				
NUMBER AND STREET CITY and STATE									F	ROM	ТО		
I/WE HEREBY	AUTHORIZE	LENDERS	TO R	ELEASE	PAYOFF	INFORMA	ATION,	IN	WRITING	OR	VERBALLY,	то	
DATE HOME PHONE						BUSINESS PHONE							
SIGNATURES													
SIGNATURES REV. 12/29/04													