

TitleCheck Result

Order ID: **7441**

Order Date: **11/19/2020**

Expires On: **1/3/2021**



Not yet Clear to Close

Due to identified issues, this order requires additional review to get to clear to close.

TURNAROUND TIMES

Title Commitment:	Fast (within 3 days)
Property Taxes:	Significant (within 8 days)
Curative Issues:	Undetermined (up to 10 days)

INFORMATIONAL ITEMS

RON Allowed?	Yes, this state allows remote online notarization (RON)
MLA?	Undetermined military service status for consumers 1 & 2.
Primary Mortgages:	All open primary mortgage tradelines have been tied out
Secondary Mortgages:	All open secondary mortgage tradelines have been tied out
Other Owned Props?	Yes, other owned properties exist (see end of report)

ORDER DETAILS

Loan Type:
Refinance

Loan Amount:
\$111

Property Address:
**2515 Brandt School Rd
Wexford, PA 15090**

Property Type:
Single Family Residential

Property County / FIPS
Allegheny / 42003



Customer:

Customer Reference:
98d1a64649e74cee9c4ba6ec11883d

Title Company:
FIN

Consumer Analysis

CONSUMERS

	1	Charles Krause	TRADITIONAL	Vested Owner	Submitted with order
	2	Ann Cummings	TRADITIONAL	Vested Owner	Submitted with order

CONSUMER LIENS, FILINGS & JUDGMENTS

None found

BANKRUPTCIES (after Last Market Sale)

None found

SPOUSE & CHILD SUPPORT


None found

OTHER CONSUMER ALERTS

None found

Property Analysis

PROPERTY

 **2515 Brandt School Rd, Wexford, PA 15090**

TRADITIONAL

APN: **1203-M-196**

Property Type: **Single Family Residential**

County: **Allegheny**

Owner Occupied?: **Yes**

PROPERTY AUTO-VALUATION

Estimated Value: **\$408,277**

Confidence Score: **85%**

Est Value Range: **\$350,929 - \$478,368**

Estimated Equity: **\$408,277**

As of Date: **7/29/2020**

Estimated LTV: **0%**

OPEN MORTGAGES MATCHED TO THE PROPERTY

None found

LAST MARKET SALE

None found

LAST MLS EVENT

None found

LAST RECORDED DEED

None found

UCC & PACE LIENS

None found

LIENS & JUDGMENTS

None found

FORECLOSURES (after Last Market Sale)

None found

PROPERTY-RELATED ALERTS

No open mortgages exist for the property.

Other Owned Properties

OTHER OWNED PROPERTIES

Property ID:	1	Owned Since:	
Address:	210 Willow St, Edinboro, PA 16412	Market Status:	Off-Market

OPEN MORTGAGES MATCHED TO OTHER PROPERTIES

None found

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