

Understanding 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?

Every day 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 and would, therefore, be listed as an exception from coverage under the title policy.

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

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

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 be requested, as will information regarding previous marriages or registered domestic partnerships.

Will the information I supply be kept confidential?

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.

Will the information I supply be kept confidential?

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 prohibit the close of your 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.

CONCLUSION: Title companies make every attempt in issuing a policy of title insurance to identify known risks affecting your property and to efficiently and correctly transfer title so as to protect your interests as a homebuyer. By properly completing a Statement of Information, you allow the title company to provide the service you need with the assurance of confidentiality.

The Title Consumer is published by the California Land Title Association. Member companies of the California Land Title Association are dedicated to facilitating the transfer of real property throughout California and increasing the public's awareness of the value and purpose of title insurance.
www.CLTA.org

See backside for blank Statement of Information



**ORANGE COAST
TITLE COMPANY**

STATEMENT OF INFORMATION CONFIDENTIAL INFORMATION FOR YOUR PROTECTION

Completion of this statement expedites your application for title insurance, as it assists in establishing identity, eliminating matters affecting persons with similar names and avoiding the use of fraudulent or forged documents. Complete all blanks (please print) or indicate "none" or "N/A". If more space is needed for any item(s), use the reverse side of the form. Each party (and spouse, if applicable) to the transaction should personally sign this form.

ESCROW: _____ ORDER NUMBER: _____

NAME AND PERSONAL INFORMATION

First Name		Middle/Maiden Name (if none, indicate)	Last Name	Date of Birth
Home Phone:		Business Phone:	Birthplace:	
Social Security No.:		Driver's License No.:		
List any other name you have used or been known by:				
State of residence:		Date residence began:		
Are you currently married?:		If yes, complete the following information:		
Date and place of marriage:				

First Name		Middle/Maiden Name (if none, indicate)	Last Name	Date of Birth
Home Phone:		Business Phone:	Birthplace:	
Social Security No.:		Driver's License No.:		
List any other names you have used or been known by:				
State of residence:		Date residence began:		

RESIDENCES (LAST 10 YEARS)

Number & Street	City/State	From (date) to (date)
Number & Street	City/State	From (date) to (date)
Number & Street	City/State	From (date) to (date)

OCCUPATIONS/BUSINESS (LAST 10 YEARS)

Firm or Business name	Address	From (date) to (date)
Firm or Business name	Address	From (date) to (date)
Firm or Business name	Address	From (date) to (date)

SPOUSE'S OCCUPATIONS/BUSINESS (LAST 10 YEARS)

Firm or Business name	Address	From (date) to (date)
Firm or Business name	Address	From (date) to (date)
Firm or Business name	Address	From (date) to (date)

PRIOR MARRIAGE (S)

Any prior marriages for either spouse?:		If yes, complete the following:	
Prior spouse's name:	Prior spouse of husband:	Wife	
Marriage terminated by: <input type="checkbox"/> Death <input type="checkbox"/> Divorce	Date of termination:		
Prior spouse's name:	Prior spouse of husband:	Wife	
Marriage terminated by: <input type="checkbox"/> Death <input type="checkbox"/> Divorce	Date of termination:		

INFORMATION ABOUT THE PROPERTY

Street Address of Property in this transaction:			
Any construction on this property pending or contemplated? <input type="checkbox"/> Yes <input type="checkbox"/> No		Any current loans on property? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, complete the following:			
Lender:	Loan amount:	Loan date:	
Lender:	Loan amount:	Loan date:	

The undersigned declare, under penalty of perjury, that the foregoing is true and correct.

Executed on _____, _____ at _____
Signature

(Note: If applicable, both spouses must sign.)