Title Documents Summary Template

Purpose: Extract/summary of land registry info pre-hire. Buyer reviews for caveats; platform can auto-pull via API integrations (e.g., NSW LRS). s

Template Structure (Registry-Generated Summary Form):

CERTIFICATE OF TITLE SUMMARY

Land Registry: [INSERT, e.g., NSW Land Registry Services]

Folio Identifier: [INSERT, e.g., 12/34567]

Issue Date: [INSERT DATE]

Registered Proprietors:

* [INSERT NAME(S)/ENTITY, e.g., John Doe and Jane Doe as Joint Tenants].

Land Description:

* Lot/Plan: [INSERT, e.g., Lot 1 in DP 123456].
* Area: [INSERT, e.g., 500 sqm].
* Address: [INSERT FULL].

Interests/Encumbrances:

1. [DETAIL, e.g., Mortgage to Westpac Bank, Registered 01/01/2020].
2. [DETAIL, e.g., Caveat by Neighbor Z, Expiry 31/12/2024].
3. [DETAIL, e.g., Easement for Utilities].

* No Known Encumbrances: [YES/NO].

Notifications:

* Any Notices: [LIST, e.g., Rates Arrears Notice].

Certified By: [INSERT REGISTRY OFFICER].

Platform Integration: Auto-fetch via API key; watermark with job ID for audit.