

UNDERSTANDING STATEMENTS OF INFORMATION



Q. 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.

**LAWYERS TITLE
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 ADDRESS of the property in this transaction is: (IF NONE LEAVE BLANK)

ADDRESS _____ CITY _____

1. IMPROVEMENTS: SINGLE RESIDENCE MULTIPLE RESIDENCE COMMERCIAL
2. OCCUPIED BY: OWNER TENANTS 3. ANY CONSTRUCTION WITHIN THE LAST 6 MONTHS? YES NO
4. IF YES to No. 3, STATE NATURE OF WORK DONE: _____

PARTY 1

PARTY 2

FIRST _____ MIDDLE _____ LAST _____

FIRST _____ MIDDLE _____ LAST _____

FORMER LAST NAME(S), IF ANY _____

FORMER LAST NAME(S), IF ANY _____

BIRTHPLACE _____ BIRTH DATE _____

BIRTHPLACE _____ BIRTH DATE _____

SOCIAL SECURITY NUMBER _____ DRIVER'S LICENSE NO. _____

SOCIAL SECURITY NUMBER _____ DRIVER'S LICENSE NO. _____

SINGLE MARRIED I HAVE A **REGISTERED** DOMESTIC PARTNER

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: _____

MARRIAGE OR REGISTERED DOMESTIC PARTNERSHIP BETWEEN PARTIES 1 AND 2

MARRIED? _____ REGISTERED DOM. PARTNERS? _____ DATE OF MARRIAGE/REG. DOM. PARTNERSHIP: _____

PARTY 1 - OCCUPATIONS FOR LAST 10 YEARS

PRESENT OCCUPATION FIRM NAME ADDRESS NO. OF YEARS

PRIOR OCCUPATION FIRM NAME ADDRESS NO. OF YEARS

PARTY 1 - RESIDENCES FOR LAST 10 YEARS

NUMBER AND STREET CITY and STATE FROM TO

PARTY 2 - OCCUPATIONS FOR LAST 10 YEARS

PRESENT OCCUPATION FIRM NAME ADDRESS NO. OF YEARS

PRIOR OCCUPATION FIRM NAME ADDRESS NO. OF YEARS

PARTY 2 - RESIDENCES FOR LAST 10 YEARS (If same as Party 1, write "same")

NUMBER AND STREET CITY and STATE FROM TO

I/WE HEREBY AUTHORIZE LENDERS TO RELEASE PAYOFF INFORMATION, IN WRITING OR VERBALLY, TO

DATE _____ HOME PHONE _____ BUSINESS PHONE _____

SIGNATURES _____