

# MONARCH TITLE COMPANY

## PRELIMINARY REPORT



We do our homework at Monarch Title Company on every property that crosses our desk. It's all part of our mission to provide our customers peace of mind. A big part of that due diligence is creating a preliminary report before issuing title insurance. This report summarizes any red flags we've found that could weaken the prospective buyer's ownership rights covering the property. Here is some information our real estate partners should double-check when reading the report.

- Check the names of the parties involved for accuracy. Look for any living trust or corporation issues that can be settled before the property's purchase.
- Verify the legal description of the property is correct.
- Examine the Schedule B portion of the document that notes any potential roadblocks to closing the transaction, such as tax liens, judgments, mechanic's liens and other matters. This section provides the best insight into issues the agent can request the seller resolve before their customer purchases their new home.

MonarchTitle provides the highest quality title insurance coverage in Southern California. To learn more about what we offer, contact us today!



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