

Life of a Title Search



Escrow Officer Opens Title Order With Fidelity Title Unit

Customer Service Verifies Legal and Vesting if Needed

Title Search Started in Fidelity Title Plant

Computerized Property Chains
General Index
Seller Buyers

Searcher Examines Chain & General Index

Required Documents are Printed

Engineering Department Prepares Plat Maps

Tax / Bond Searches are Prepared

Examiner Examines Complete Search Package and Writes Preliminary Title Report

Word Processing Department Types Preliminary Title Report (Prelim)

Prelim is Delivered to Escrow and Lender

New Documents / Demands are Submitted to the Title Unit

Escrow Authorizes Recording

Documents are Recorded; Demands are Paid; Funds are Disbursed

Title Policies are Typed, Reviewed and Mailed with Invoice to Customer



Fidelity National Title