



Statement of Information

What is the Statement of Information... & What is its Purpose?



Do you have questions?
We are here to help.

As part of the process to sell, purchase or refinance a property, you may be requested to complete a **Statement of Information** to assist your team at

Fidelity National Title in the process of researching and clearing the title to the property. A Statement of Information requests information about you and, if applicable, your spouse or partner such as past addresses, employment and other identifying information to assist us in that process.

Under California Recording law, liens recorded in the **General Index** of a County in the name of individuals or companies attach to property owned in that County by those individuals or companies. Some examples of the types of liens found in the General Index are bankruptcies, judgments, child support and tax liens. As part of the process of clearing the title to issue a **Title Policy**, a review of the General Index is completed by the Title Department prior to

the close of your escrow.

Sometimes, if it cannot be clearly determined from information contained on the lien document whether a matching name is only a similar name and not actually you, we may ask for additional information to help us clarify.

Since there are so many similar names, a Statement of Information is very helpful and will speed up the title clearing process and improve the accuracy of the results that must be considered before the Title Policy is issued. The information provided can, in some cases, even help us detect fraud or forgery affecting the property. Therefore, it is important to completely fill out the form and have you (and your spouse or partner, if applicable) sign it.

Fidelity National Title complies with the **Privacy Act** and will safeguard your personal information and only use it to assist in clearing your title. We do not contact any Credit Reporting Agencies as part of the process nor do we provide or sell the information you give us to any outside companies or agencies.

The first step to a successful transaction is choosing the right title company. Always remember to **insist on Fidelity National Title** for your title & escrow needs. Please feel free to contact us with any of your questions or for further information.

Contact me today for **instant access** to information about how we can make your transaction a success.

**Trusted everywhere,
every day.**