



Lien Solutions

Real Property Search: We've Got You Covered

UCC filing and mortgage recording rejections are a hassle. You need to satisfy recording requirements, but each recording office and each filing calls for information in different formats and levels of detail. In addition, making sound lending decisions is highly dependent on gathering accurate, thorough information on potential borrowers and properties. Searches that are delayed or provide partial or abbreviated information can slow you down and lead to inaccurate filings.

One Partner. Multiple Options.

When you work with Wolters Kluwer's Lien Solutions for all your commercial and residential property searches, you can choose from a variety of search types, data sources and delivery methods to meet your needs. You can consolidate vendors and systems, leading to a leaner, quicker and more cost-effective operation. We support one-time, recurring and multi-jurisdictional searches, such as Open Mortgage, Owner Verification, Fixture Filings, Tax Assessor ... and many more!

Fast Track Your Process

For your residential search requirements you have three options for fast results:

- Our **Ownership and Encumbrance Title** report is the most comprehensive solution available from Lien Solutions
- The **Legal and Vesting** report delivers the unabbreviated legal description plus borrower vesting information
- When speed is your priority, the **Short Property** report option may work best for you

The chart on the back describes each option in detail.



Advantages of our automated residential search options:

ACCURATE, FAST AND AFFORDABLE

ACCESS TO MULTIPLE TITLE PLANTS

REDUCED MANUAL EFFORT AND
COST TO SERVE

FASTER TURNAROUND TIME - LESS THAN
24-HOURS IN AUTOMATED COUNTIES

CONSISTENT REPORTING

CENTRALIZED DOCUMENT STORAGE

Residential Search Options

Whether you need a more detailed, comprehensive report or a less detailed report but with a fast turnaround – we have the option for you. Compare to see which can best meet your needs:

	Ownership and Encumbrance Title Report	Legal and Vesting Report	Short Property Report
 Benefit Summary Most comprehensive option; Includes tax, judgement and lien information; Document storage and integration capabilities; Complete quality check by our service team	Most comprehensive option; Includes tax, judgement and lien information; Document storage and integration capabilities; Complete quality check by our service team	Document storage and integration capabilities; Complete quality check by our service team	Lowest cost, fastest report option. Often used to verify the legal description of a property.
 Turnaround Time	Usually within 48-72 hours	Usually within 48 hours	Fast – often within minutes
 Interface Ready	✓	✓	✓
 Legal Description Always found Full and complete - no character limitations Recordable Accepted by recording offices on fixture filings requirements	✓ ✓ ✓ ✓	✓ ✓ ✓ ✓	If available Characters may be limited or words abbreviated Depends on county requirements Depends on county
 Borrower Vesting Information Most up-to-date Complete borrower information	✓ ✓	✓ ✓	Updated periodically ✓
 County-Specific Information APN/Parcel ID Lot/Block/Section Current Deed Information	✓ ✓ ✓	✓ ✓ ✓	✓ ✓ If available

Answers When You Need Them

We've set the standard in customer service. Our search service team of industry subject matter experts stands ready to help or provide guidance whenever you have a question or need assistance.

Let's connect! Contact your sale representative today to learn about the convenience, efficiency and flexibility of residential and commercial property search options from Lien Solutions.

