



Fidelity National Title®

ATTORNEY'S PRELIMINARY REPORT ON TITLE

The undersigned has examined the record title on the _____ County records (and municipal tax and assessment records if within a municipality) for the period shown below relative to title to the real property described below, and gives the following opinion of status:

Owner(s): _____

Interest or estate: _____

Property Description: (or attach copy of legal description)

Subject to the uninitialed **STANDARD EXCEPTIONS** attached hereto.

Also subject to the following **SPECIAL INFORMATION AND EXCEPTIONS**:

Taxes:

- 1. Ad valorem taxes are paid through and including those for the year: _____
- 2. Taxes now due and payable: _____
- 3. Taxes, a lien, deferred or otherwise, but not yet due and payable: _____
- 4. Special levies or assessments now due or payable in future installments: _____
- 5. Estate or inheritance taxes: _____

Restrictive Covenants?

- 1. Book(s) _____, Page(s) _____
- 2. Do the restrictive covenants contain a forfeiture or reversionary clause?

Survey and Inspections Report?

Recorded Plat?

- 1. Book(s) _____, Page(s) _____

Access to Public Right of Way?

Access is _____ (If private easement, attach copy). If over a private easement, has a search been made of the servient property over which the easement crosses?

Property Occupied By:

Updating from Previous Title Insurance Policy? (Fidelity policy # _____).
(Attach copy if prior is with another title company). If "Yes", has your search of the public records included a 10 year judgment search on the current owner(s) of the property?

Other Easements, Liens, Deeds of Trust, Objections or Defects:

D/T to Trustee for _____, in the amount of \$ _____, recorded in Book _____, Page _____.

D/T to Trustee for _____, in the amount of \$ _____, recorded in Book _____, Page _____.

General service and utility easements.
The improvements presently located on the land consist of a mobile home.
Other:

(Continue on next page if necessary)

This opinion of title is for the parties to whom it is furnished, is not transferable, and may not be used by any other person or entity without the prior written consent of the undersigned.

The Search Period was from _____ at _____ to _____ at _____

Telephone:

Address:

By: _____, Attorney

TITLE INSURANCE APPLICATION

- 1. Use of Property:
2. Owner's Insurance: (purchase price/value).
(a) Insured:
(b) Policy Type:
3. Mortgage Insurance: (loan amount).
(a) Insured:
(b) Lender's Address:
(c) Loan is:
(d) The following Standard ALTA Endorsements are requested: ALTA 4; ALTA 5; ALTA 6; ALTA 7; ALTA 8.1; ALTA 9; Other:
(e) Policy Type:
4. If a Short Form Policy has been requested, we will need the following additional info:
(a) Loan Number:
(b) Property's Street Address:
(c) Closing Date:
5. Routing Instructions:
(a) Original Binder needed:
(b) Fax to: E-Mail to:
(c) Is a Closing Protection Letter needed:
(d) Fax to: E-Mail to:
6. Other:

STANDARD EXCEPTIONS

The attorney should initial any exceptions that are to be ELIMINATED on the line to the left of the exception.

- 1. Interest or claims not disclosed by public records, including but not limited to:
(a) Unrecorded Mechanics' or Materialsmen's liens.
(b) Unrecorded leases.
(c) Matters that may defeat or impair title which do not appear on the record.
(d) Taxes, special assessments and other governmental charges that are not shown as existing liens by the public records.
(e) Unlisted personal property taxes.
2. Matters occurring prior to and subsequent to the inclusive dates of examination.
3. Matters which would be revealed by a review of the public records regarding the proposed purchaser/borrower, who is not a current owner of the property.
4. Any inaccuracies and discrepancies which an accurate survey of the property may disclose.
5. Security interests that may have attached to fixtures on the subject property as provided in Article 9 of the Uniform Commercial Code of North Carolina.
6. Compliance with any local, county, state or federal government law or regulation relative to environment, zoning, subdivision, occupancy, use, construction or development of the subject property.
7. Federal judgments, liens, and proceedings filed only in the Federal Court.
8. Civil actions where no notice of lis pendens against subject property appears of record.

Note: The matters included in Standard Exceptions Number One (1) above set forth are items that cannot be checked. Standard Exceptions numbered 2, 3, 4, 5, 6, 7, and 8 are not included in a normal search of the County records during examination of title. Upon special request, additional investigation may be made, and Standard Exceptions numbered 2, 3, 4, 5, 6, 7, and 8 can be eliminated. Any such elimination is evidenced by the initialing of such exception in the left margin by the attorney.