

**Attorney's preliminary report.**

Schedule A.

In accordance with the certification included with this report, it is the opinion of the undersigned that the marketable fee simple title to the real estate described in Schedule C is as of the date and time of this certificate vested in \_\_\_\_\_. This property is to be sold to \_\_\_\_\_ for \$ \_\_\_\_\_ and/or mortgaged to \_\_\_\_\_ as security for a loan of \$ \_\_\_\_\_ which loan is FHA \_\_\_\_\_ VA \_\_\_\_\_ conventional \_\_\_\_\_.

Schedule B.

1. Taxes and special assessments:
  - (a). Taxes have been paid through and including those for the year \_\_\_\_\_ [date].
  - (b). Special levies or assessments now due or payable in future installments: \_\_\_\_\_.
2. Mortgages, deeds of trust, and seller's liens: \_\_\_\_\_ [give complete data].
3. Restrictive covenants and conditions: Are there any? \_\_\_\_\_.
  - (a). Recorded on \_\_\_\_\_ [date] in book \_\_\_\_\_, page \_\_\_\_\_. Are they violated? \_\_\_\_\_.
  - (b). Do restrictions contain reversionary or forfeiture clause? \_\_\_\_\_. If so, has such clause been released or subordinated in favor of deed of trust to be insured? \_\_\_\_\_ (Attach copy.)
  - (c). Any restriction as to race, color, or creed recorded subsequent to February 15, 1950? \_\_\_\_\_.
4. Are there other liens, objections and defects? \_\_\_\_\_ (Answer "yes" or "no" and, if any, check and describe below.)
  - (a). —judgments or decrees.
  - (b). —income tax liens.
  - (c). —estate, inheritance or corporation franchise tax.
  - (d). —mechanic's or materialmen's liens of record.
  - (e). —decedent's debts or unadministered estates.
  - (f). —bankruptcy proceedings; suits pending.
  - (g). —easements, party wall agreements, encroachments.
  - (h). —oil and mineral rights and other matters.
5. Do premises have a means of access? \_\_\_\_\_.
6. Insurance as to matters of survey required? \_\_\_\_\_. (If yes, attach current plat with corresponding surveyor's certificate.)
7. Property is occupied by owner \_\_\_\_\_ tenant \_\_\_\_\_. Describe terms of lease and recordation data at 4 above.
8. Statutory lien period has \_\_\_\_\_, has not \_\_\_\_\_ expired since last improvements or repairs.

The undersigned certifies as set forth on the certification below that the above information is correct. Title is certified through \_\_\_\_\_ [date], at \_\_\_\_\_ —m.  
Address \_\_\_\_\_

\_\_\_\_\_ [Approved attorney]  
\_\_\_\_\_ [Signature]

Schedule C.

[Insert description from deed or deed of trust to be insured or attach a copy.]

Attorney's Certification

- The approved attorney whose signature appears here certifies to \_\_\_\_\_ (insurance company) as follows:
- (a) That the information contained in Schedules A and B of this report is based upon a personal examination of the public records affecting the title to the real estate described in Schedule C and that this examination covers a period of not less than 60 years last past; and
  - (b) That in the attorney's opinion the marketable fee simple title is vested as shown in Schedule A of this report and the title is subject only to those matters shown in Schedule B of this report; and
  - (c) That the survey, if any, submitted with this report on title has the building setback line as shown on the recorded plat; and
  - (d) That so far as is known there is no dispute among attorneys of the local bar as to the validity of the title to the real estate described in Schedule C, and that the title is in no way dependent upon the sale of the property for delinquent taxes or assessments.