

Lien Protection Services | Enhanced Property Report

As a lender, you are constantly working to streamline the loan process and decrease costs. With our **Enhanced Property Report**, lenders are able to evaluate and underwrite home equity, second mortgage, and refinance loans faster and more economically than with traditionally used products.

At Kroll Factual Data, we specialize in supporting all phases on the lending process. Our **Enhanced Property Report** is designed to aid in closing loans by providing vesting information, a legal description, and open mortgages on the property.

How Our Enhanced Property Report Works

After a request has been submitted through our secure online platform, one of our independent abstractors collects the necessary data directly from county records. Within 24 to 48 hours we reply with a report that includes:

- Vested title holder
- Open mortgages
- Open judgments
- Tax-assessed value
- Delinquent taxes
- Recordation information
- Property legal description

The Kroll Factual Data Advantage

Kroll Factual Data maintains Errors & Omissions coverage in the event that we are responsible for lender loss or financial damages resulting from an error or omission - making our **Enhanced Property Report** an excellent alternative to more traditionally used products.

Why Our Enhanced Property Report?

Close Loans Faster

Our proprietary network of independent abstractors makes it possible to return the **Enhanced Property Report** within 24 to 48 hours.

Reduce Closing Costs

Our **Enhanced Property Report** is significantly less expensive than traditionally used title insurance – enabling lenders to decrease closing costs.

Standard & Poor's Approval

Standard & Poor's Rating Services has announced their acceptance of our **Enhanced Property Report** on rated RMBS loans as an alternative to title insurance and that they believe our **Enhanced Property Report** will expedite origination while reducing costs.

Includes Legal & Vesting Information

To assist in closing loans, our **Enhanced Property Report** includes the full legal description, parcel ID and vested title holder information on the property.

Borrower Retention

With our **Enhanced Property Report**, you can approve more loans faster and keep potential borrowers from shopping at other lenders.

Closing Services Available

Kroll Factual Data offers three different services to assist lenders in closing loans. For a complete description of our offerings please refer to the back of this document.

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Kroll Factual Data provides the following services to meet your specific closing needs:

Witness Signing Service

With Kroll Factual Data's Witness Signing Service, lenders have access to our nationwide network of professional, experienced notaries. For your convenience, our notaries will travel to any location, including the borrower's home, and are available on weekends and evenings.

Disbursement Service

Kroll Factual Data will disburse proceeds of the loan according to the lender's HUD statement. To allow for quick and easy disbursements, funds may be wired, over-nighted, or transferred via ACH.

Recordation Service

After closing documents have been signed and the funds dispersed, our Recordation Service will file the appropriate mortgage documents with the county to secure the lien position.

Contact Us:
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