Fidelity National Title

Life of a Title Search

Escrow Officer Opens Title Order with Fidelity Title Unit

Customer Service Verifies Legal and Vesting if Needed

Title Search Started in Fidelity Title Plant

Computerized Property Chains General Index Sellers Buyers

Searcher Examines Chain & General Index

Required Documents are Printed

Engineering Department Prepares Plat Maps

Tax / Bond Searches are Prepared

Examiner Examines Complete Search Package and Writes Preliminary Title Report

Word Processing Types Preliminary Title Report (Prelim)

Messenger Service Delivers Prelim to Escrow and Lender

New Documents/Demands Submitted to Title Unit

Escrow Authorizes Recording

Documents are Recorded, Demands are Paid, Funds are Disbursed

Title Policies are Typed, Reviewed, and Mailed with Invoice to Customer