



The People Behind the Title Policy - **WHAT IS A PRELIM?**

Title insurance companies spend hundreds of millions of dollars each year to correct errors in the public property records that otherwise would lead to serious impairment to the property rights of millions of Americans.

Errors are uncovered by trained experts: Title Officers. Title Officers provide the results of their search by a preliminary report for title insurance.

A preliminary report (frequently referred to as a "prelim") is a report which shows the terms upon which a title company may issue its policy. It is neither a policy nor a commitment to issue a policy. It is an offer to issue a policy provided all terms are met.

*The preliminary report includes both **items** and **notes**:*

- **Items** are both exceptions to title, the reporting of recorded documents that describe/affect the property in question, and requirements which most

often are requests for information that will enable the title company to issue the policy requested.

- **Notes** are purely informational. Some supply information for proration purposes, while others contain information that might be required either by the state or by the title company.

The preliminary report is issued after the search and examine procedure has been completed.

And while we are talking about the Preliminary Title Report, let's talk about **Chicago Title PreVIEW** which offers a new way of **VIEWing** a **PREliminary** Title Report. Chicago Title PreVIEW will change the way you view your next prelim. Ask your Sales Executive about it.



CHICAGO TITLE®

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