WHAT IS A STATEMENT OF INFORMATION?

A Statement of Information (SOI) is a form included in the escrow package to be completed by the Sellers during a real estate transaction. Requested information includes the Seller’s full name, recent residences, social security number, date of birth, and place of birth.

As of April 28, 2010, the California Association of Realtors® published its revised version of the Residential Purchase Agreement (RPA), which states that the Seller needs to submit a completed Statement of Information within 7 days of acceptance. This form can help speed up the process and avoid any delays by confirming the Seller’s identity, thus eliminating potential title issues.

It is important with any transaction to discover everything that may be showing against the property so that any issues may be taken care of, or cleared, prior to the close of escrow. We suggest always including a copy of the Statement of Information in your listing packet so that you can get that from your seller right away. The second change to the RPA requires that the Preliminary Title Report be provided to the Buyer within 7 days, and must include a search of the general index.

WHY IS A STATEMENT OF INFORMATION NEEDED?

When a property is sold, the new buyer wants to be sure that they have clear title to the property that they are purchasing. The title company researches the title and issues the Preliminary Report describing the conditions to which it is willing to insure title. The Preliminary report identifies outstanding liens that the title insurance company will not insure against proof of payment or release of those items. It helps all parties determine which liens need to be addressed in order to secure a title insurance policy, which insures that clean title is being passed from the seller to the buyer. The information provided in the SOI is crucial in determining whether or not title can be passed. It can also be essential in deterring fraudulent activity.

California has the most people out of any state in the country, with more than 25 million adult residents. Many people have common names, which can raise questions during a title search. Coming across the same name happens frequently, so having the information necessary to determine who a judgment or bankruptcy is against plays an essential part in clearing those items before closing. The more information available, the more efficient we can be while performing our due diligence.

WHAT TYPES OF INFORMATION ARE REQUESTED ON A STATEMENT OF INFORMATION?

The Statement of Information will ask for the Seller’s full name, social security number, information on citizenship, their birthday, place of birth, and if married, the date and location of their wedding. If the seller is divorced, they will be asked to provide information on any previous marriages. Employment info, as well as residence information will also be collected.

WILL THE INFORMATION PROVIDED BE KEPT CONFIDENTIAL?

Chicago Title takes great care to protect our client’s personal information. It is completely confidential and is only used insofar as the transaction requires. We strictly adhere to the California Consumer Privacy Act. For more information on our privacy policy, please visit https://fnf.com/pages/californiaprivacy.aspx.