



A Guide to Statements Of Information

Title companies make every attempt when issuing a policy of title insurance to identify known risks affecting real property, and efficiently transfer title so as to protect all parties interests.

Statements of Information provide title companies with the information they need to distinguish the buyers and sellers of real property from others with similar names.

After identifying the true buyers and sellers, title companies may disregard the judgments, liens or other matters on the public records under similar names.

A Statement of Information is a paper form routinely requested from the buyer, seller and borrower in a transaction where title insurance is sought.

Typical information asked on a Statement of Information includes full name, social security number, year of birth, birthplace, information on citizenship, date and place of marriage or registered domestic partnership, residence, employment, or information on previous marriages or registered domestic partnerships.



All information provided on the Statement of Information is completely confidential and only for title company use in completing the search of records necessary before a policy of title insurance can be issued. Whenever a title company uncovers a recorded document in which the name is the same or similar to that of the buyer, seller, or borrower in a title transaction, the title company must confirm if any of the documentation affects the parties they are insuring. If the documentation does affect the parties they are insuring, then it may affect title to the property, and could, therefore be listed as an exception from coverage under the title policy.

If a buyer, seller or borrower fails to provide a Statement of Information, then it would hinder the search and examination capabilities of the title company, causing delay in the issuance of the title policy. At worst, failure to provide the information requested could prohibit the close of escrow.

In addition, without a Statement of Information, it may be necessary for the title company to list as exceptions from coverage judgments, liens or other matters which may affect the property to be insured. Such exception would be unacceptable to most lenders, whose interest must also be insured.

If you have any additional questions about Statements of Information, do not hesitate to contact your Escrow Officer or Title Representative.