

# PRELIMINARY REPORT EXCEPTIONS EXPLAINED

Looking at a preliminary report can be confusing. We have compiled a list of common exceptions, what they mean and what needs to happen to remedy each.

PRELIMINARY REPORT ITEM	WHAT IT MEANS	HOW TO REMEDY IT
A Certified copy of a Judgment or an abstract thereof, recorded DATE for \$000.00.	The party named may owe the named creditor money.	Secure a demand and pay the amounts owed, if any, or secure a release.
A deed from the spouse of any married person to be recorded in the public records.	The vested owner named may have a spouse that may an interest in the property.	Confirm if there is a spousal interest and record a deed / quitclaim deed to relinquish any interest.
A federal tax lien recorded DATE for \$000.00.	The party named has a federal tax lien against them.	Lien must be paid.
A financing statement recorded DATE.	An entity has equipment in the building or has done work on the building.	Release must be recorded.
A judgment for child, family or spousal support, a certified copy of which recorded DATE for \$000.00.	Child support or spousal support may be owed.	If money is owed, then a demand must be secured and a release document recorded. If no money is currently owed, then either a release document or a matured installment statement must be secured and recorded
A lien for unpaid charges in favor of NAME recorded DATE in the amount of \$000.00.	Money may be owed to a third party.	Lien must be paid or released by the creditor.
A lien for unsecured property taxes, evidenced by a certificate recorded by the tax collector of Los Angeles County RECORDED in the amount of \$000.00.	Unsecured property taxes may be owed.	Secure a demand and pay the amounts owed, if any, or secure a release.
A lien in favor of the State of California, evidenced by a certificate issued by the Franchise Tax Board, recorded DATE for \$000.00.	Taxes may be owed.	Secure a demand and pay the amounts owed, if any, or secure a release.
A notice of power to sell tax defaulted property dated DATE executed by the county tax collector for non-payment of delinquent taxes recorded DATE.	Real property taxes are several years delinquent. The County may sell the property at auction if not paid.	Secure a demand and pay the amounts owed, if any, or secure a release.
A State tax lien recorded DATE for \$000.00.	The party named has a state tax lien against them.	Secure a demand and pay the amounts owed, if any, or secure a release.
An ALTA/ACSM survey of recent date which complies with the current minimum standard detail requirements for ALTA/ACSM land title surveys.	The title insurer requires a survey of the property before certain types of coverages can be issued.	The specified survey must be completed by a licensed surveyor and provided to the title company for review.
Any insufficiency or invalidity of the proceedings leading up to and including the tax collector's deed or sheriff's deed to PERSON.	The property was the subject of a tax or sheriff's sale.	Contact your title company immediately for requirements.
Any irregularity in the foreclosure proceedings leading up to the Trustee's Deed recorded DATE.	The property was the subject of a nonjudicial foreclosure of a deed of trust.	Contact your title company immediately for requirements.



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PRELIMINARY REPORT ITEM	WHAT IT MEANS	HOW TO REMEDY IT
Any lien for state or federal estate tax arising by reason of the death of NAME.	Money may be owed for the non payment of estate taxes.	Contact your title company immediately for requirements.
Any lien, assessment, and/or violation or enforcement of any law, ordinance, permit or governmental regulation arising from the document entitled DOCUMENT.	See document for details.	Contact your title company immediately for requirements.
Any requirements with respect to NAME OF LLC.	A limited liability company is involved in the transaction.	Provide a copy of the operating agreement and state filing documents.
Deed of Trust recorded DATE for \$000.00.	A loan secured by a deed of trust or mortgage affects the property.	Secure a demand and pay the amounts owed, if any, or secure a reconveyance.
Effect of a deed executed by DOCUMENT recorded DATE.	A transfer deed has been recorded.	Contact your title company immediately for requirements.
Effect of a deed recorded DATE.	A transfer deed has been recorded.	Contact your title company immediately for requirements.
Effect of a document entitled DOCUMENT recorded DATE.	A certain document affects title.	Contact your title company immediately for requirements.
Lien for the cost of REPAIR in favor of the CITY in the amount of \$000.00.	A lien in favor of the City has been recorded.	Secure a demand and pay the amounts owed, if any, or secure a release.
CITY Tax Lien for \$000.00 recorded DATE.	A lien in favor of the City has been recorded.	Secure a demand and pay the amounts owed, if any, or secure a release.
Notice of Default recorded DATE.	A Notice of Default has been recorded against a loan on the property.	Secure a demand and pay the amounts owed.
Notice of pendency of action recorded DATE as INSTRUMENT # of Official Records.	Notice that some form of legal action potentially affects the property.	Contact your title company immediately for requirements.
Notice of Trustee Sale recorded DATE.	A loan on the property is in default and is scheduled to be sold at auction.	Secure a demand and pay the amounts owed.
Proceedings pending in the Bankruptcy Court of filed DATE.	A bankruptcy case potentially affects the property or a party associated with the transaction.	Contact your title company immediately for requirements.
Statement of Information is needed for NAME. {The name search is necessary to confirm the existence of any personal liens have been completed. In order to complete this preliminary report or commitment, we will require a statement of information.}	There are potential liens, judgments or other documents that may affect the named party.	The named party should complete and submit the Statement of Information as quickly as possible and submit it to the title company for review.
Supplemental taxes for the year XXXX-XXXX assessed pursuant to Chapter 3.5 commencing with Section 75 of the California Revenue and Taxation Code in the amount of \$000.00 due.	Supplemental taxes are due.	Taxes must be paid.
The condition that the property shall be used for the sole purpose of providing, construction and maintaining Affordable Housing, as more fully defined therein, and upon the terms, covenants and conditions in that certain document recorded DATE.	Notice that Affordable Housing covenants affect the property.	No remedy. Covenants run with the land unless terminated.
The effect of a deed DATED and RECORDED, as INSTRUMENT NO. # of Official Records. The requirement that this office be furnished with the evidence that the deed was an absolute conveyance for value, and that there are no other agreements, oral or written, regarding the ownership of the land described herein.	A transfer deed has been recorded for no value.	The granting party must be contacted and an affidavit of uninsured deed will need to be obtained. The party must be signed and notarized by a party approved by the title company.
The effect of a deed given by the county tax collector upon sale of tax-defaulted property pursuant to Chapter 7 of Part 6 of Division 1 of the California Revenue and Taxation Code, recorded DATE.	Notice that the property was sold at auction for the payment of delinquent taxes.	Contact your title company immediately for requirements.
The lack of a right of access to and from the land.	The property may not have a record right of access to and from the land.	Secure an easement over adjoining properties granting access to a public road.
The lien of defaulted taxes for the fiscal year XXXX, and any subsequent delinquencies. Amount to redeem: {Please contact the tax office to verify the payoff amount.}	Taxes owed for previous tax years have become delinquent.	Secure a demand and pay the amounts owed or secure a release.