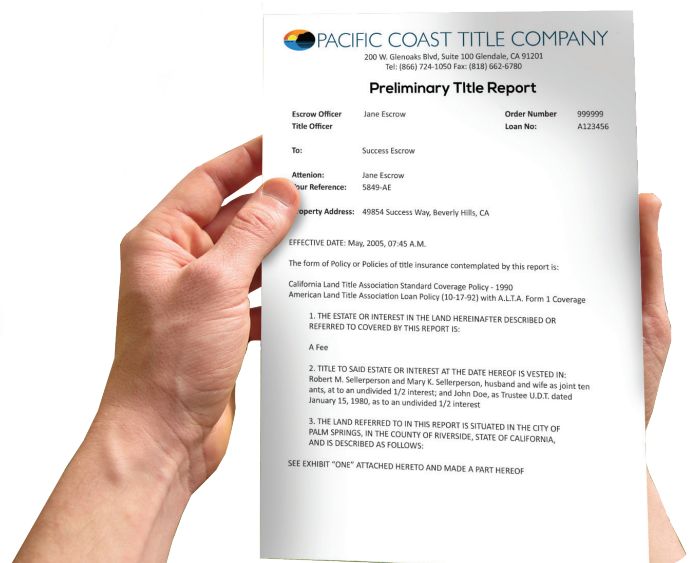


WHAT ARE SUPPLEMENTS?

What does a Preliminary Title Report include, and what do supplements to those reports reflect?

Preliminary Report (PR) is the result of a search and examination of documents which have been recorded at the County Recorder's office. These documents would affect a specific piece of property. These reports will include such matters as real property tax information, easements, leases, trust deeds, liens, matters disclosed by inspection, etc., all of which affect the property in question.

When a Preliminary Report is received it should be reviewed carefully. At times there may be additional matters that affect the real property that were not shown on the original PR. This could include any new documents that have been recorded subsequent to the issuance of the PR, such as tax payments that were made after the report was issued, etc. There may also be additional matters that affect the property that have been found by the title company after a review of the buyer's and/or seller's "Statements of Information". All of these matters are generally sent to escrow in the form of a "Supplemental Report".



Escrow will also be notified of any matters such as a Trust Deed, Reconveyance, Notice of Trustee's Sale or Notice of Default, that are being deleted/eliminated from the original report by means of a "Supplemental Report". If you are entering into a real estate transaction or currently in one, please specify Progressive Title. Your Sales Representative will be happy to go over your Preliminary Report with you.

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