



## **Title Commitment Requirements**

### **Schedule A:**

1. Commitment date – must be within 30 days of closing
2. Policies to be issued, amount and proposed insured.
3. Interest in the Land and Owner
4. Description of the properties being insured

### **Schedule B:**

1. Payment & Amount of property taxes. If a different amount is to be used than what is currently on file with the state/county, then the new amount must be identified on the title commitment as verified by the title company.
2. Recording a release
3. Re-conveyance of deed currently encumbering the property
4. Recording the new deed
5. Recording documents securing the new loan
6. Other requirements may include approval by the trustee in bankruptcy
7. Recording a disclaimer deed from a spouse
8. Recording a court order evidencing the authority for one person to act on another behalf
9. Copy of a trust, Corporation or LLC paperwork
10. Releases of various types of liens
11. Proof of Identity
12. 24 month chain of title and the header for the Chain of Title must state:  
This is the 24 month chain of title...
13. EPA & Comp endorsements
14. Free and clear of outstanding judgments

