

We govern our business by five critical VALUES:

Service

We serve our employees, clients, and our vendors with honesty, humility, and a commitment to exceeding expectations every time.

Accountability

We hold ourselves accountable for delivering outstanding performances to each client on every transaction.

Communication

We are committed to clearly communicating necessary information to all parties in a timely and consistent manner.

Stewardship

We responsibly manage the funds of clients, vendors, and our company.

Local Impact

We believe that having a positive and eternal impact on the people we work with is the most important thing we do.

Service Offerings

Kingdom Title Solutions is passionate about providing the highest level of commitment to detail for every client, on every file, every time. Our services include:

- Residential
- Commercial
- Construction
- Re-Finance
- 1031 Exchange
- Cash Purchase
- For Sale-by-Owner
- Sheriff Sale
- Pre-Foreclosure (Short Sale)
- Auction
- Land Contract
- Land Splits / Land Consolidation

Glossary of Terms

Closing (Settlement) – The conclusion of a real estate transfer, where the title passes from seller to buyer.

Deed – The instrument for conveying real estate.

Lien – A monetary charge upon real or personal property for the satisfaction of some debt or duty.

Recording – The public documentation of the details of a legal document, such as a Mortgage, Deed, or Affidavit, affecting title to real estate.

Title – The evidence one has of right to possession of land.

Title Insurance – Protects the owner of real estate from risk, including title defects that exist prior to the issuance of your policy.



Delivering
Peace of Mind.



Kingdom Title Solutions, Inc.

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Our **MISSION** and our reason for existence is to help encourage and strengthen the people and businesses we serve.

Our **VISION** is to become a vital resource to local real estate professionals and their businesses by creating an atmosphere of excellence through highly competent and motivated team members.

Our Commitment to Your Peace of Mind.



RESEARCH

Kingdom assesses the condition of every title, resolves outstanding issues, and progresses the transaction toward closing.

Lien(s)

- State Tax Liens
- Federal Tax Liens
- Mechanics Liens
- Child Support Liens
- 1st Mortgage
- 2nd Mortgage
- Home Equity Line
- Workers Compensation
- Judgement Liens
- Unemployment Liens
- Private Mortgage
- Installment Loans

Restriction(s)

- Leases
- Declarations
- Agreements
- Driveway Agreement
- Plat Restrictions
- Easements
- Covenants
- Oil and Gas Lease
- Mineral Rights
- Neighborhood Restrictions

Payoff(s)

- Liens
- Mortgages
- Foreclosure
- Short Sale

Chain of Title

- Proper Title Transfer

Survey(s)

- Location
- Metes and Bound
- Encroachments

COMMUNICATE

Kingdom proactively communicates, resulting in a smooth transaction from start to close.

Buyer's Agent

- Coordinate Inspections, If Requested
- Communicate Loan Status
- Send Settlement Statement for Review
- Provide Weekly Progress Updates

Seller's Agent

- Send Settlement Statement for Review
- Provide Weekly Progress Updates

Lender / Loan Officer

- Provide Title Commitment
- Assist in Fulfilling Loan Conditions, If Requested
- Review Closing Instructions
- Communicate Potential Roadblocks
- Provide Weekly Progress Updates

Buyer

- Explain the Purchase Process, If Requested
- Gather Buyer Information
- Notify Buyer to Finalize Home Owner's Insurance
- Provide Weekly Progress Updates

Seller

- Gather Seller Information
- Order Mortgage and Lien Payoffs
- Coordinate Transfer with Home Owner's/ Condo Association
- Provide Weekly Progress Updates

CLOSE

Kingdom provides flexible closings conducted where the client needs it, and when the time is right.

Pre - Closing

- Schedule Closing with Buyers
- Schedule Closing with Sellers
- Receive HUD-1 Approval from Lender
- Send Final HUD-1 to Buyer and Seller Agents
- Prepare Closing Package

Closing

- Conduct Closing with Buyer
- Conduct Closing with Seller
- Receive Funding Approval from Lender
- Record Original Documents
- Notify Parties of Property Transfer
- Disburse Funds on Behalf of All Parties

Post - Closing

- Overnight Documents to Lender
- Send Electronic Copy of Survey to Buyer, if requested

INSURE

Kingdom delivers assurance through competence and detail.

Insurance

- Protects the Security and Confidence of Your Clients
- Finalize Owner's Insurance Policy
 - Mail Owner's Insurance Policy to Buyer
 - Mail original Deed to Buyer
- Finalize Loan Insurance Policy
 - Mail Loan Insurance Policy to Lender
 - Mail original Mortgage to Lender

Underwriting Confidence

- Provides Security from Two of America's Largest Underwriters, Old Republic National Title Insurance Company and First American Title Insurance Company