

Property Settlement Services

Let us help you streamline your process, reduce costs, and close a higher volume of loans.

Title Searching

Establish current vested property ownership along with all open encumbrances.

Master Insurance Policy

Insures the lender's lien position with a title insurance policy that uses information obtained from the borrower's credit file and loan application. Save time and costs associated with a traditional title search and the clearing of unreleased encumbrances, allowing immediate loan approval and closing.

Appraisals

Appraisal reports estimate the market value of the property. Traditional appraisals are prepared on various forms meeting USPAP and FIRREA requirements.

Property Ownership Verification

Verification of the vested title ownership in the property along with a copy of the legal description.

Document Recording

Avantus will hand-deliver to the courthouse any type of recorded residential real estate documents such as Assignments, Releases, Mortgages, Quitclaim Deeds, Transfer Deeds, Warranty Deeds, and more.

Document Retrieval

Avantus will search for any kind of real estate document recorded at the courthouse and can quickly provide abstracted information or certified copies.

Automated Valuation Models

Significantly reduce the time and expense associated with traditional property appraisal process, while increasing consistency and objectivity.

Flood Zone Determinations

Avantus provides integrated access to some of the nation's largest flood providers online, delivering cost-effective Flood Zone Determinations through our system in seconds.