

# Property Profile vs. Preliminary Title Report

Understanding the Difference  
Between a Preliminary Title  
Report and a Property Profile



## PROPERTY PROFILE:

A Property Profile is used to provide real estate and mortgage professionals with extensive information on a prospective property.

Property Profiles are the quickest method to obtaining a view into the property in question.

**A Lawyers Title Property Profile Package consists of information on categories such as:**

- Comparable market analysis
- Map of said comparables
- Vesting deed/current owner
- Open deeds of trust/mortgages
- Plat map of the property
- Tax default status
- Aerial map of the property
- Solar agreements
- UCC financial statements
- HOA and city Liens

## PRELIMINARY TITLE REPORT:

A Preliminary Title Report or “Prelim” is a comprehensive search and typed report about the property in questions.

This type of report can provide the opportunity, prior to purchase, to review matters affecting the property in question.

A Prelim is usually ordered by an Escrow Officer for a Real Estate ReSale or Refinance transaction.

**A Lawyers Title Prelim Report identifies:**

- Title defects, Liens of record, or Encumbrances that must be satisfied before issuing a title insurancy policy
- Ownership of a specific parcel of land
- Covenants, Conditions, and Restrictions (CC&Rs) or recorded restrictions which have been placed in a prior deed or contained in what are termed CC&Rs
- Detailed easement Information
- Full real property tax
- Status of the property
- Possible lien items that need to be cleared prior to the close of escrow