



**RECORDS
ONLINE**

Unlocking Efficiency and Confidence: How Title Companies Thrive with RecordsOnline's Notification System

Notifications by RecordsOnline Make “Bring-Forwards” a Breeze!

**Simultaneous
Multi-County,
Multi-Party,
Multi-Property
Searches**

**Constant
Monitoring for
Accuracy and
Quality**

**Integrated
Historic Records**

**In-App
Annotations**

**Seamless
Collaboration &
Handoff**

**Click-&-Drag
Capabilities**

**Proactive
Notifications**

LICENSED
COUNTIES

In the world of real estate transactions, title insurance plays a pivotal role in safeguarding property owners against defects, liens, judgments, and encumbrances.

At the heart of this process lies the Title Company, diligently working to ensure a seamless and secure experience for policy owners.

And now, thanks to our revolutionary Notification System, Title Companies can take their operations to new heights of efficiency and effectiveness.

Streamlining the Title Process

The journey begins when a real estate contract is presented to the Title Company, whether by a realtor or an individual.

The Title Company then conducts a search of their own records, or



RecordsOnline's state-of-the-art platform is fast, accurate, and proactive!

they subscribe to a licensed database platform like RecordsOnline*.

This comprehensive search seeks to unveil any documents filed under both the name of the current owner and the property itself.

However, a significant challenge arises during the **time gap between the initial search and the closing of the transaction**, which can span from a few days to several weeks or even months...

*RecordsOnline offers a range of platform subscriptions and [Title Evidence](#) services tailored specifically for [Title Companies](#).

A Case Study: The Power of Proactive Notifications

To truly grasp the transformative impact of RecordsOnline's Notification System, let's explore a practical example faced by a Title Company.

Imagine a scenario where property owners approach the Title Company to sell

their homestead, intending to transition to an assisted living facility. During the initial title search, a critical defect surfaces—the absence of a legal transfer from the wife's mother, which must be rectified before issuing a title policy. As the Title Company and

the sellers work together to cure this defect, an additional challenge emerges—an abstract of judgment is filed against the husband due to an unpaid credit card debt, further delaying the closing process.

.....continued next page



RECORDSONLINE

PRECISION SEARCH | PROACTIVE NOTIFICATIONS

RecordsOnline

1021 ESE Loop 323
Suite 400
Tyler, TX 75701

Phone: 903.310.4514
RecordsOnline.com
Email:
ClientServices@RecordsOnline.com

Search-Monitor-Notification System with Patent Protection

Our Search-Monitor-Notification technology, protected by [United States Patent No. US11023450 B2](#), provides real-time monitoring and notifications, ensuring you're always up to date with the latest developments that may impact your operations.

Embrace the Future of Title Insurance

RecordsOnline is not just a platform; it's a gateway to a new era of title insurance operations! By integrating our Notification System, you can optimize your workflows, save valuable time and resources, and enhance customer satisfaction.

Embrace the power of RecordsOnline today and experience the transformative impact of cutting-edge technology on your title operations!



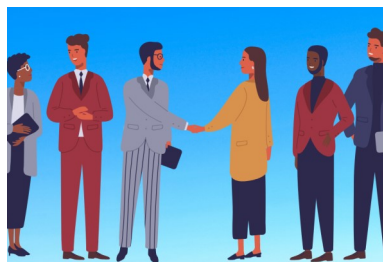
Notifications Case Study, cont'd....

Here's where the problem intensifies: The title search conducted after the contract was brought in has not been updated since, leaving the Title Company unaware of the newly filed judgment.

The closing approaches, and the Title Company performs a manual "bring forward" search on the day before or the day of closing, only to discover the abstract of judgment issue at the last minute. This unexpected hurdle creates frustration for all parties involved, potentially leading to the collapse of the deal.

Revolutionizing the Title Industry with Notifications by RecordsOnline

Fortunately, RecordsOnline's Notification System acts as a game-changer in this scenario, providing a proactive approach to



Proceed with confidence, thanks to Notifications by RecordsOnline!

monitoring and addressing issues affecting the property or the parties involved.

By automatically detecting and notifying the Title Company of any new instruments filed, the Notification System eliminates the need for a manual "bring forward" search and enables timely action on defects or issues as they arise.

Last-minute surprises are minimized, ensuring satisfied buyers, sellers, lenders, and realtors!