

TLTA ANNUAL CONFERENCE • FRISCO, TEXAS • JUNE 8-10, 2026

RECORDSONLINE

Introducing the AI Suite for Title.

ChainOfTitleAI • RunsheetAI • CommitmentAI

AI does the research. Our professionals make the judgment.

Built on the patented RecordsOnline title plant

FROM THE FOUNDER



The examiner's judgment is what makes a title commitment complete and accurate. We didn't build the AI Suite to replace that judgment — we built it to extend it.

Celia C. Flowers

Founder, RecordsOnline

Quadruple Board-Certified Texas Attorney — Oil, Gas & Mineral Law • Real Estate Law • Property Owner Association Law • Civil Litigation

AI without a human examiner *isn't a title product. It's a liability.*

GENERIC AI IN TITLE

- Inconsistent answers across runs
- No examiner in the loop
- Bolted on to an existing process
- Model risk lands on the title agent

RECORDSONLINE AI SUITE

- Same property, same runsheet, every time
- Professional examiner reviews every output
- Built natively into a patented platform
- Reliable work product at the closing table

THE QUESTION

Every AI pitch sounds the same.

The work product on the desk usually is not.

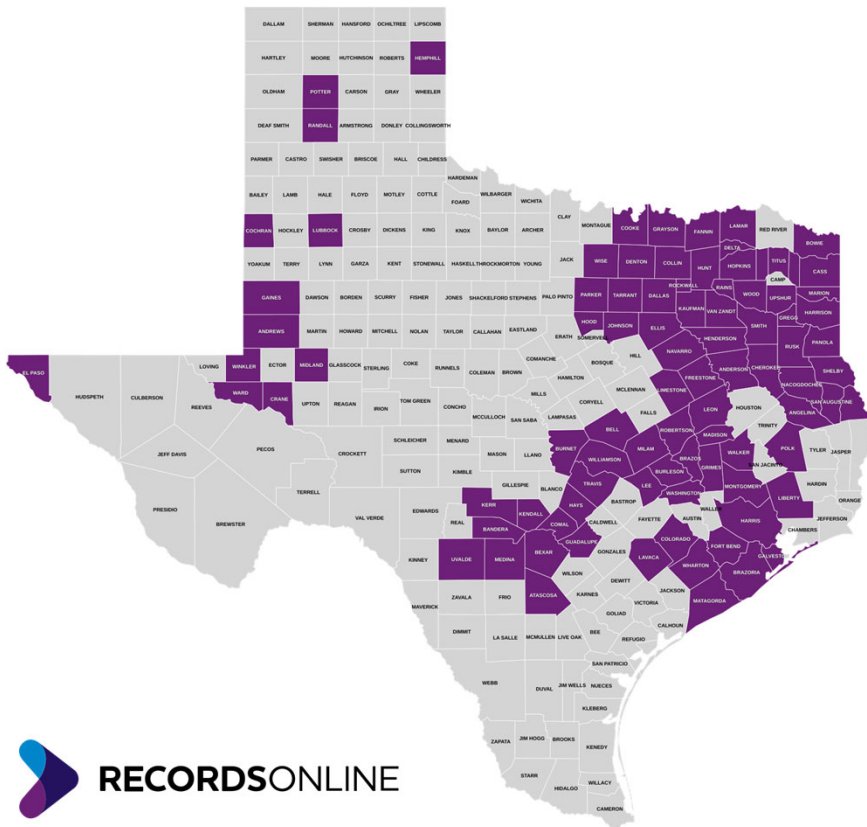


How do I use AI in my actual title workflow to deliver a better service to my customers — not in marketing, but in what reaches the closing table?

— The question every title agent is actually asking

A chatbot that occasionally confuses Tuesday's answer with Monday's is fine. A commitment that occasionally hallucinates a release is not.

The regulatory bar most AI-title vendors cannot clear.



94 and Counting Licensable Texas Counties
Geographically Based Plants

~80% of Texas Population
Covered by our licensable plant footprint.

PATENT Search-Monitor-Notify System
U.S. Patent No. 11,023,450 — owned end-to-end by RecordsOnline.

THE AI SUITE

One workflow. Three AI engines.

Reviewed by a professional examiner at every step.

STEP 1



ChainOfTitleAI

Build the chain.

AI assembles a complete chain of title from the geographically indexed plant — every tract, every party, every instrument.

STEP 2



RunsheetAI

Generate the runsheet.

AI converts the approved chain into a clean, structured runsheet — ready for examination, with annotations and collaboration intact.

STEP 3



CommitmentAI

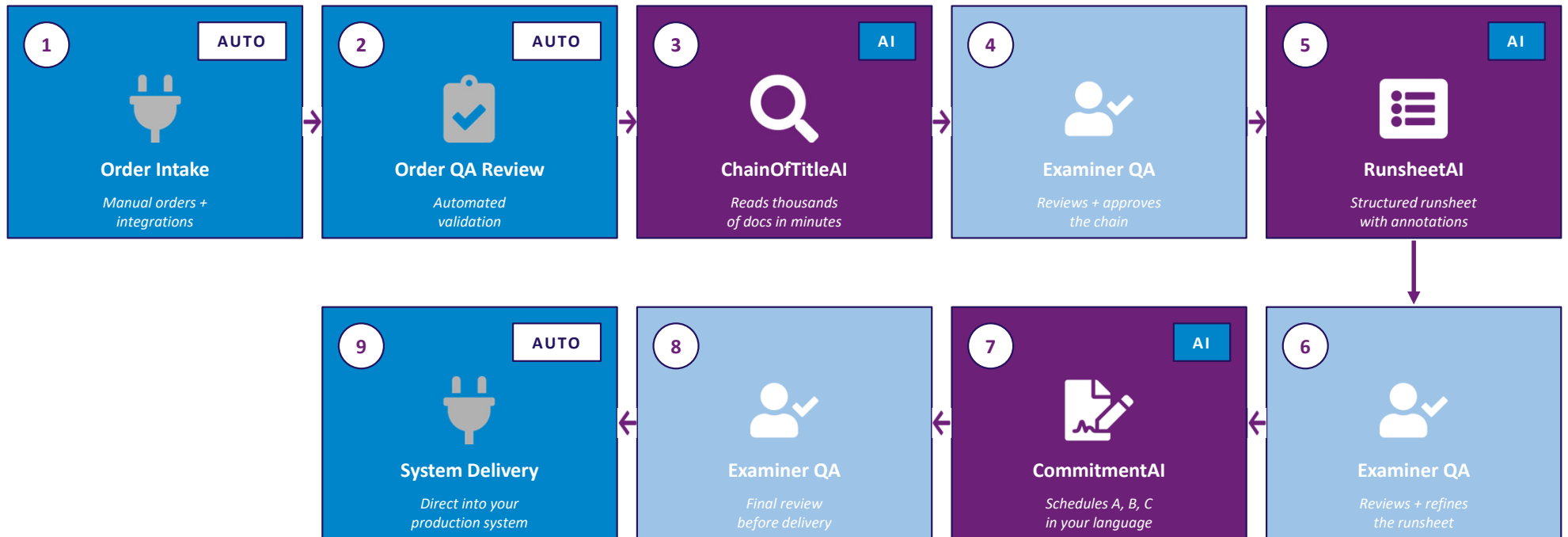
Draft the commitment.

AI populates Schedules A, B, and C from the approved runsheet in your standard language — pushed straight into your production system.

HUMAN-IN-THE-LOOP, EVERY STEP • A PROFESSIONAL EXAMINER REVIEWS EVERY OUTPUT BEFORE IT REACHES YOUR FILE

HOW AN ORDER MOVES THROUGH RECORDSONLINE

AI handles volume. The examiner makes the judgment.



↪ AI flags issues → human corrections → back into the flow

■ Automated process

■ AI step

■ Human review

WHY TITLE AGENTS ARE CHOOSING THE AI SUITE

Hours, not days. Accuracy you can rely on. Speed your team can feel.



Hours, not days.

An examiner must open and read every relevant instrument by hand — a task that can take days on large or complex files. Our AI reads thousands of documents per file in minutes. The examiner's thoroughness is preserved. The hours spent are not.



Accuracy you can rely on.

Every AI output is grounded in real plant records and reviewed by a professional examiner before it leaves our platform. What you get is what's in the records — refined by years of OCR and AI quality control on the RecordsOnline plant.



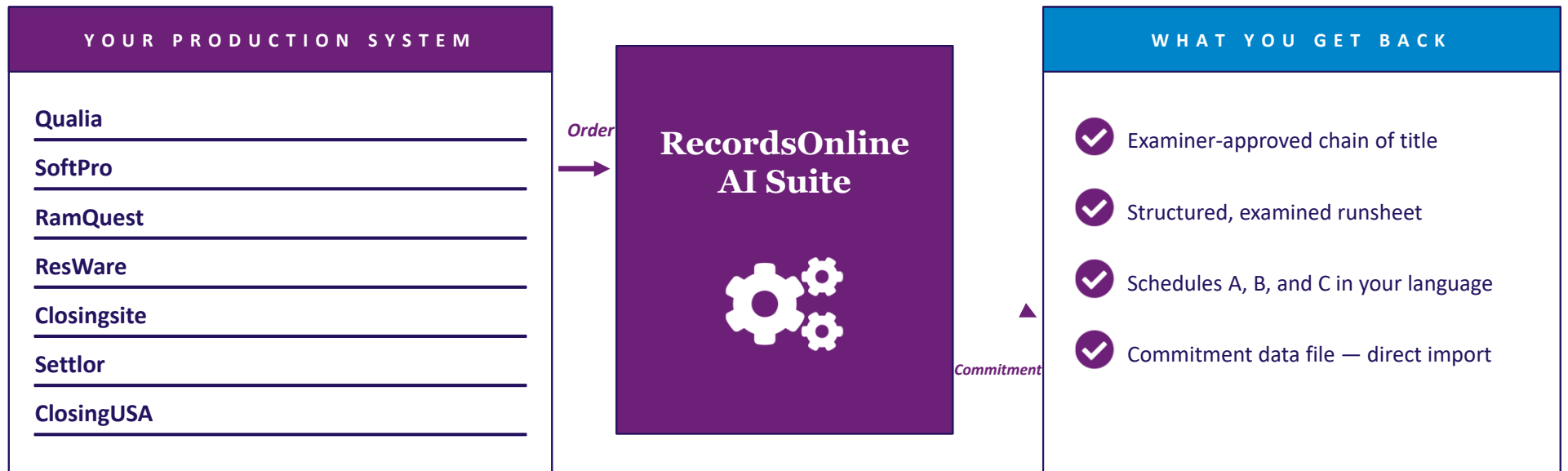
Speed your team can feel.

One examiner using the AI Suite produces what a team produces today. Residential lot & block commitments delivered in two days or less — as fast as same day. No retyping. No reformatting. No broken workflow.

FITS YOUR PRODUCTION SYSTEM

Send the order. Receive a finished commitment.

No rekeying. No reformatting. No broken workflow.



Same-day/Next Day residential commitments • Zero rekeying

WHAT CLIENTS SEE

Faster. Deeper. Reliable.

**Same-Day/
Next Day**

**Residential
Commitments**

Lot & block delivered as fast as
same day with AI.

1000s

Documents Per File

AI reads thousands of instruments
per file in minutes, not days.

Zero

Rekeying

Commitment data files import
directly into your title production
system.

20 yrs

**Avg. Examiner
Experience**

A professional examiner reviews
and approves every chain, runsheet,
and commitment.

WHO IT'S FOR

Built for everyone who works the records.



Title Agents & Underwriters

Consistent, reliable runsheets and commitments at scale.



Lenders

Monitor borrowers between commitment and closing.



Oil & Gas Operators

Lease checks, run title, and shared runsheets across counties.



Attorneys

Title opinions and curative work, anchored in real records.



ROW Agents, Surveyors & Appraisers

Geographically indexed records — every tract.



Banking & Real Estate Teams

Tailored title and notification workflows.

Generally available now across all 94 and growing licensable Texas counties.

SEE IT IN ACTION

Stop by our booth at TLTA 2026.

Schedule a Live demo of ChainOfTitleAI, RunsheetAI, and CommitmentAI.

AT THE SHOW

Frisco, TX • June 8–10, 2026

Visit our booth for a live walkthrough and Q&A with our team.

AFTER THE SHOW

RecordsOnline.com

Schedule a demo or contact your Business Development Manager.

RECORDSONLINE • TYLER, TEXAS • 94 AND GROWING LICENSABLE TEXAS COUNTIES