



MUNICIPAL LIEN SEARCHES

In numerous states, conducting a Municipal Lien Search is a mandatory step in the due diligence process for real estate transactions. It's essential to expand your investigation beyond just the county clerk's office to identify any preexisting financial obligations that may lead to a future lien.

Municipalities can attach unrecorded liens to a property, which can be expensive and require extensive repairs and corrections as this information is not found in a standard title Search.

The search is conducted with the city or county finance department to determine whether there are any:

- ✔ Unrecorded Special Assessment Liens.
- ✔ Unpaid Utility Fees.
- ✔ Code enforcement violations.
- ✔ Open and/or expired permits.
- ✔ Outstanding property and tangible taxes.



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1-888-553-4627



TAX CERTIFICATES

The Nation's top Lenders and Title companies rely on TaxTrack™ by Skyline Lien Search to provide timely and accurate property tax information to help accelerate the loan closing process. Our nationwide Tax Certificates cover all jurisdictional and data reporting requirements. Skyline's TaxTrack™ proprietary system will always assure you that there will never be any Confusion regarding any amount owed, and when to pay. As well as, how to pay with respect to your client's real estate property taxes.

Our Tax Certificate Division is comprised of highly trained and dedicated individuals that have over 125 years of combined experience.

Our Tax Certificates Include:

- ✓ Amounts due and due dates
- ✓ Delinquencies
- ✓ Bill release date
- ✓ Current year Assessed Values
- ✓ Current year Exemptions
- ✓ Estimated Taxes
- ✓ Payment Frequency
- ✓ Tax sale information
- ✓ Collecting entity with contact information



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ZONING LETTER

For nearly two decades, Skyline Lien Search has been a trusted provider of zoning letters, offering expert assistance in obtaining accurate zoning information. With deep industry knowledge and strong relationships with local authorities, we efficiently deliver comprehensive, up-to-date zoning letters that comply with the latest regulations.

Our reputation for excellence makes us the preferred choice for individuals and organizations seeking reliable zoning information to support real estate transactions, construction projects, or property development.

Our Zoning letters Include:

- ✓ Zoning District
- ✓ Permitted Uses
- ✓ Setback Requirements
- ✓ Height Restrictions
- ✓ Lot Size and Dimensions
- ✓ Parking Requirements
- ✓ Special Conditions and Variances
- ✓ Zoning Regulations



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HOA ESTOPPELS

Obtaining HOA documents for closing poses a substantial challenge in the realm of real estate transactions. This process entails a multitude of manual tasks, including the determination of the presence of an HOA, locating their contact details, urging the seller to cover document fees, and optimistically awaiting the receipt of the accurate documents.

On average, nearly 38 hours are expended for every 50 transactions that involve an HOA, equating to almost a week spent in the pursuit of HOA documents to finalize a transaction. Consequently, it is a common occurrence for transactions to encounter disruptions or delays due to the absence, tardiness, or inaccuracy of HOA information.

Our Estoppels Include:

-  Association Dues Amount
-  Frequency of Dues
-  Sub – Associations and Clubs
-  Collection Payoff Letter
-  Current Violations

If requested, we can also Provide:

1. CC&Rs
2. Rules and Regulations
3. Condo/Lender Questionnaire
4. ByLaws
5. Meeting Minutes
6. Insurance Certificate
7. Architectural Guidelines



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BOUNDARY SURVEYS

After two decades of industry experience, we at Skyline recognize the overwhelming Demand for expert land surveying services from our clientele. Recognizing that there is a serious need that our clients have for a dependable, high-quality service, we dedicated nearly a year in meticulously assembling our survey division.

We took this initiative in response to persistent complaints from our clients regarding delayed closings due to inefficiencies and issues with existing survey companies.

Skyline Lien Search is comitted in its mission of providing the great State of Florida with an exceptional, cost-effective, and reliable surveying solution. Nationwide survey services are coming soon.

- ✔ Reliable and Accurate Results
- ✔ Fast Turnaround Times
- ✔ Easy to Read Results
- ✔ Backed by 20 Years of Expertise
- ✔ Covering Entire State of Florida



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MORTGAGE PAYOFFS

Skyline Lien Search offers an additional service that caters to individuals and organizations that are seeking to obtain a mortgage payoff letter from their current lender(s). This service allows clients to conveniently secure accurate and up-to-date payoff information regarding the outstanding balance on their mortgage loans.

Skyline Lien Search's expertise and long established relationships with lenders all across the nation, along with a vast knowledge of navigating the complexities of mortgage documentation, makes Skyline your best choice for the job.

Skyline's track record of expertise and dedication to client satisfaction demonstrates our commitment to deliver timely and accurate results. That's why Skyline Lien Search continues to be one of the most trusted providers in the industry.

- ✔ Fast Result - 48-72 Hour Turnaround
- ✔ Low Prices - \$25 per payoff letter
- ✔ \$1 million Cyber/Crime security Insurance policy = Peace of Mind



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NAME SEARCH

Conducting a Name Search is an integral component of personal property transactions. These inquiries enable involved parties to make well-informed decisions. They are then able to engage in effective negotiations over contractual terms and can facilitate a seamless, legally compliant transaction process. By adhering to this practice, all parties are better equipped to mitigate potential financial and legal risks.

Name searches include the following:



UCC searches:

Ensures clear ownership by identifying existing security interests.



State tax lien searches:

Assess financial risk and prevent encumbrances due to tax-related issues.



Federal tax lien searches:

Addresses federal tax obligations on personal property.



Judgment searches:

Prevents legal disputes by revealing court-ordered judgments.



Bankruptcy searches:

Helps parties understand bankruptcy filings that could impact the transaction.



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TITLE SEARCHES

Skyline offers a range of nationwide real estate services, including title searches. We provide comprehensive preliminary title reports, chain of title information, lien, and release records directly from county sources across all 50 states and U.S. territories.

Our commitment to staying at the forefront of technology ensures that our clients have access to the latest advancements in analytics, digitized real estate data, and record-keeping. In addition to digital records, we offer abstractor services for retrieving records stored on microfilm, microfiche, and building permit reports.

Our dedicated staff consists of real estate consultants who are industry experts, and we take pride in our reputation for providing excellent customer service.

All reports include:

- ✔ Deed Chain Review.
- ✔ Judgements against the property and owner(S).
- ✔ Open Mortgages and all Pertaining Documents.
- ✔ Lien against the property and owner(s).
- ✔ Real Estate Tax Information.
- ✔ Civil Court Search with Foreclosure Case Search.



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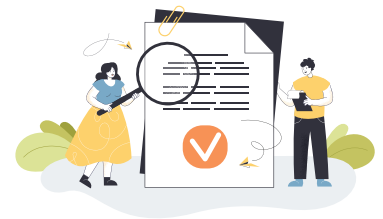


DEED PREPARATION

Skyline offers comprehensive deed preparation solutions tailored to various needs, including refinancing, purchasing, addressing defaults, or meeting institutional requirements. Throughout any transaction, it is often necessary to submit corrections or clarifications regarding vested interests to the appropriate local county or recorder's offices. Skyline can facilitate the preparation of essential documents such as Quitclaim Deeds, Special Warranty Deeds, Trust Deeds, or deeds conforming to state-specific guidelines, accompanied by any requisite supporting documentation. Our services are designed to ensure that your transaction aligns seamlessly with your compliance and underwriting guidelines, thereby meeting all necessary requirements.

Our deed preparation services are meticulously executed in accordance with the specific requirements of state, county, and recorder's offices. These services encompass a range of essential tasks, including but not limited to:

- ✓ Corrected Vesting
- ✓ Vesting to match 1003 Home Loan Applications
- ✓ Transfer of Vesting from Seller to Buyer
- ✓ Transfer of Vesting into or out of a Trust Agreements
- ✓ Adding a Borrower, Spouse or Significant Other to Title
- ✓ Transfer of Interest due to Divorce or Probate
- ✓ Correct Legal Descriptions



Our commitment to precision and compliance allows us to address these crucial aspects of deed preparation effectively, facilitating a smooth and legally sound process for our clients.



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