

BUILDING TRUST

Our THINKING

Simply stated, the goal in every closing of a mortgage transaction is to provide the consumer with certainty that the home they just purchased is truly theirs by ensuring clear title and putting the new lender in a first lien position. Behind the scenes lies the complexity of how to accomplish this – searching land records, curing title issues, underwriting policies, orchestrating a closing, administering escrow and so on.

At reQuire, we are committed to delivering on a promise made to the consumer. Part of that promise is ensuring that prior mortgages are paid off and released.

For more than a decade, reQuire has built trust in mortgage closings by proactively tracking and making sure that liens are timely and effectively released on the land records.



Our TEAM

Many are familiar with the setbacks associated with unreleased mortgage liens. Inspired to eliminate these setbacks and assist you when they occur, our Team of legal, real estate, and technical professionals has developed a fast, easy-to-use, and efficient release tracking and title curative system. The depth of commitment and ingenuity present in our people is derived from the passion for what we do and who we do it for – our clients, colleagues, and customers.

Today, more than 2,000 agents have experienced the peace of mind that our Team provides.

“reQuire is the ability to close with peace of mind. Knowing that my closings are handled professionally and are followed up on allows me to do what I do best while providing customer service beyond expectation.”

– Doug Stevens, Stewart Title

INSPIRED PEOPLE

INNOVATIVE

SOLUTIONS

Release Tracking & Title Curative Services

reQuire is committed to developing **innovative solutions** delivered with superior customer service to create efficiencies that benefit all parties in a real estate transaction.

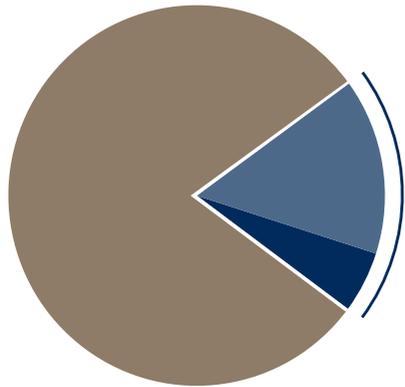
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clear title . . . clear mind

Know The FACTS



450+

Banks have failed in the last 5 years which could impact obtaining your releases. (per FDIC)



15-20%

of all liens are not released on the land records.

Example: For every 100 liens 15 - 20 are not properly released.

Why reQUIRE?

A lack of statutory compliance and inconsistencies in lien release methods have created an ongoing, costly problem around tracking and reporting the release of property liens. As a result, this leaves consumers at risk that prior unreleased liens could hamper their ability to refinance or sell their property in the future. Further, settlement agents and attorneys are improperly burdened with the task of trying to get former mortgage or lien holders to clear paid liens many months after a transaction has been closed.

The BENEFITS

reQUIRE benefits all parties associated with the real estate transaction:

- ✓ On-time Closings
- ✓ Enhanced Customer Service
- ✓ Identification of Open Lines of Credit
- ✓ A Review of Release Accuracy
- ✓ Compliance with Lenders Instructions
- ✓ Fewer Claims
- ✓ Lower Risk
- ✓ Enhances the Marketability of Title

As the leading lien release tracking and title curative service in the settlement services industry, our goal is to help settlement companies, law firms, and underwriters improve operations, fulfill their commitments, and increase profitability through innovative solutions.

	Release Tracking	Release Tracking Plus	Release Tracking Plus Recording
Track & Report Recorded Release Information for Mortgage Liens	✓	✓	✓
Track Mortgage Liens, Judgment Liens, Municipal Liens, UCC liens		✓	✓
Review Release Documents for Potential defects		✓	✓
Corrective Requests		✓	✓
Copy of Recorded Release Provided		✓	✓
Recording Services provided if needed			✓

reQUIRE Release Tracking provides consumers with a unique solution to an epidemic problem within the real estate settlement services industry and allows its title industry partners to have access to this innovative solution to improve their file management, record keeping, and risk abatement processes.

gorequire.com

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