



STEWART BRIEF

Why Statements of Information Are Important

A Statement of Information (SI) is used by a title company to distinguish the buyers and sellers of real property from other people with similar names when searching public records for judgments, liens, court decrees, bankruptcies or other matters. Having the properly completed SI enables the title company to ensure that any issues with the transaction are indeed related to the transaction's parties.

Without the information an SI provides, the title company needs to list as exceptions from coverage judgments, liens or other matters which may affect the property to be insured. Those exceptions are unacceptable to lenders. And, since lenders require that their interest be insured, the close of your escrow would be prohibited.

If privacy is a concern, it needn't be. The title company keeps your information completely confidential and only uses it for completing the search of records that is necessary before a policy of title insurance can be issued.

Contact your Stewart Title of California representative for more information.

stewart title®