



Starters (Priors)

Brought to you by the Title Data Family of Companies – Texas Based, Texas Strong

General

Title Data is one of the nation's leaders in loading digital copies of title insurance commitments into its on-line Image Library, fully linked to the corresponding parcel in the geographic portion of the Title Plant. Nearly 3 million commitments are just a click away. Title Data makes a county's digital commitments available to all customers subscribing to that county's Title Plant. The availability of these digital commitments can be a tremendous help to title companies who do their own title work, as it shortcuts the search and examination process.

Digital Commitment Fee

Title Data charges \$30 for each digital commitment a customer retrieves from Title Data's Image Library [\$10 when a customer retrieves its own digital commitment], and the fee includes viewing and printing. Title Data pays \$20 of the \$30 fee to the title company which furnished Title Data with the digital commitment [no payment is made when a customer retrieves its own commitment]. Title Data bills its customers for digital commitments in arrears; i.e., the current month's invoice charges a customer for digital commitments retrieved during the prior month.

Minimum Requirements for a Digital Commitment

To be eligible for storage in Title Data's Image Library a digital commitment must satisfy *all* of the following requirements:

1. The digital commitment must be legible and contain a valid legal description.
2. The digital commitment must contain Schedules A, B and C.
3. Schedule A must contain, at a minimum, the type of policy or policies to be issued [from #1 of Schedule A], interest of the proposed insured in the property [from #2 of Schedule A], vesting information [from #3 of Schedule A], and a legal description [from #4 of Schedule A]. Schedule A may exclude the name of the proposed insured, policy amount and sales price.

Credit for Deficient Digital Commitments

While Title Data makes no warranties to its customers or any third party regarding the accuracy or completeness of a digital commitment, nor does Title Data accept any liability for the inaccuracy or incompleteness of a digital commitment, Title Data *will* issue its customer a full credit in the event the customer retrieves a digital commitment from the Image Library which does not satisfy *all* of the conditions set forth above under *Minimum Requirements*. Simply contact Title Data's Customer Support Department [e-mail customersupport@titledata.com anytime or call 713/880-2600 7:30am to 5:15pm Central Time Monday through Friday] within 10 days to request credit.

How to Get Started (Furnishing *Your* Commitments to Title Data)

If you are a Title Data customer, you are welcome to make your title insurance commitments available to Title Data's other customers [subscribing to the county to which the commitment pertains] by means of Title Data's Title Plant and Image Library. Title Data will pay you \$20 for each digital commitment another customer retrieves from Title Data's Image Library. There is no cost to get started and no cost for Title Data to store your commitments in its Image Library, and *you* choose which commitments you send to Title Data [for example, you may not wish to share your title work on a high-liability transaction or an extremely complex title examination]. To learn more about getting started, e-mail Jay Sibley at jsibley@titledata.com.