



# ClearTitle

**ClearTitle** is a title clearing service offered exclusively to FNF Family of Companies title insurance agents and approved attorneys, to assist them in being the best in the business.

A **streamlined** resolution to the #1 title problem of undischarged or improperly discharged mortgages, which provides not just a money-back guarantee but **a commitment to ClearTitle**, and the authority to issue title insurance policies to facilitate a fast closing.

## Why ClearTitle?

- ✓ **No** more delayed closings
- ✓ **No** more researching lenders and their successors
- ✓ **No** more holdbacks
- ✓ **No** more post-closing escrow accounting headaches
- ✓ **No** more chasing down discharges/releases or assignments
- ✓ **No** more post-closing follow up on undertaking agreements
- ✓ **No** more phone calls or emails

**ClearTitle** offers a fast, and easy process to submit your request and obtain authorization to issue **title insurance policies without exception for the undischarged or improperly discharged mortgages** and the **peace of mind** knowing that title will be cleared and not just insured.

### Questions?

Visit us online at [www.cleartitlefnf.com](http://www.cleartitlefnf.com).



## *ClearTrack - Discharge Tracking Service -*

Tracks mortgages that have been recently paid by your office, to make sure discharges are issued, correct, and properly recorded. The mortgage must have been paid within the last year. If the discharge cannot be obtained after reasonable and customary efforts, the agent will be notified so follow up actions can be pursued with the lender.

## *ClearComplete -*

Resolve outstanding discharge matters for files that do not qualify for *ClearTitle* or *ClearTitleRefi* by obtaining missing assignment and/or discharge for a paid mortgage. If the document(s) cannot be obtained after reasonable and customary efforts are undertaken, no fee will be charged.

## *ClearTitleRefi -*

Avoid delays on refinance transactions. Upon review and acceptance of an order, authorization from a FNF underwriter will be provided to issue a loan policy without exception for the improperly or undischarged (but paid!) mortgage, all within two business days of the order's submission. If the document(s) cannot be obtained after reasonable and customary efforts, the fee will be refunded to the homeowner. In addition, the homeowner will be informed that the improperly or undischarged mortgage may affect future transactions and that an attorney should be consulted for resolution options.

Have unanswered questions?  
Contact your Agency Representative today.