



CHICAGO TITLE

# UNDERSTANDING YOUR PRELIMINARY TITLE REPORT

## What Every California Buyer & Seller Should Know

Think of the Preliminary Title Report (Prelim) as a snapshot of the property's history and current condition of title before ownership changes hands. It helps identify issues that could affect ownership rights, use of the property, or the ability to close escrow smoothly.

### **FOR BUYERS**

**Confirm ownership** – Verify the legal owner of record.

**Review easements** – Understand access and use rights that may impact future plans.

**Understand CC&Rs** – Review restrictions, HOA rules, and obligations.

**Check liens & encumbrances** – Know what may affect ownership.

**Verify vesting & legal description** – Confirm how title transfers.

**Review title insurance coverage** – Understand what is and is not insured.

### **FOR SELLERS**

**Review title early** – Identify issues before they delay closing.

**Confirm ownership information** – Ensure names and vesting are correct.

**Understand liens & payoffs** – Prepare for obligations due at closing.

**Disclose known concerns** – Shared access or recorded restrictions matter.

**Prepare for buyer questions** – Informed sellers create smoother transactions

**Final Thought:** A Preliminary Title Report is designed to create clarity—not concern. Understanding title early helps avoid delays, reduce surprises, and create a more confident closing experience.



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