

## Our services include:

- ordering title searches, lien and judgment searches
- making utility and HOA and condo association estoppel requests
- preparing owners & encumbrances reports
  
- clearing title defects
- requesting mortgage payoffs
- verifying taxes, obtaining judgment/mortgage payoffs
- preparing settlement documents and closing statements
- coordinating closing with all parties and conducting the signing
- issuing a final policy of title insurance

Also, through our affiliated law firm, **Roger McGehee, Jr. PLLC**, and in conjunction with our preferred vendors and CPAs, we can:

- coordinate 1031 exchanges
- assist For-Sale-By-Owners (FSBOS)
- handle foreclosure, short sale, and distressed property negotiations
- conduct mobile closings
- hold and disburse escrow
- help buyers and sellers with real estate legal representation
  
- prepare real estate contracts and negotiate their terms
- prepare deeds, affidavits, powers of attorney, and other real estate and legal documents for closing
- provide buyer-only or seller-only legal representation
- handle construction administration
- prepare title opinion and title objection letters
- assist with business law matters, estate planning, and probate administration
- Confirm tax sales
- Set aside tax sales
- Confirm Tax Patent sales