



Request for Bid (RFB)

Boone County Purchasing
601 E. Walnut, Room 208
Columbia, MO 65201

Tyson Boldan, Buyer
(573) 886-4392 – Fax: (573) 886-4390
Email: tboldan@boonecountymmo.org

Bid Data

Bid Number: **02-18FEB11**
Commodity Title: **Lien Search and Title Search Services**

DIRECT BID FORMAT OR SUBMISSION QUESTIONS TO THE PURCHASING DEPARTMENT

Bid Submission Address and Deadline

Day/Date: **FRIDAY – February 18, 2011**
Time: **10:30 A.M. (Bids received after this time will be returned unopened)**
Location / Address: **Boone County Purchasing Department**
Boone County Johnson Building
601 E. Walnut, Room 209
Columbia, MO 65201
Directions : The Johnson Building is located on the Northeast corner at 6th Street and Walnut Street. Enter the building from the East Side. Wheel chair accessible entrance is available on the West side of the building.

Bid Opening

Day/Date: **FRIDAY – February 18, 2011**
Time: **10:30 A.M. (Bids received after this time will be returned unopened)**
Location / Address: **Boone County Johnson Building Conference Room**
601 E. Walnut, Room 213
Columbia, MO 65201

Bid Contents

- 1.0: **Introduction and General Conditions of Bidding**
- 2.0: **Primary Specifications**
- 3.0: **Response Presentation and Review**
- 4.0: **Response Form**
Work Authorization Certification
Certification of Individual Bidder
Individual Bidder Affidavit
Debarment Form
Standard Terms and Conditions
No Bid Response Form
Sample Lien Search Form

1. Introduction and General Conditions of Bidding

- 1.1. **INVITATION** - The County of Boone, through its Purchasing Department, invites responses, which offer to provide the goods and/or services identified on the title page, and described in greater detail in Section 2.
- 1.2. **DEFINITIONS**
 - 1.2.1. **County** - This term refers to the County of Boone, a duly organized public entity. It may also be used as a pronoun for various subsets of the County organization, including, as the context will indicate:
 - Purchasing* - The Purchasing Department, including its Purchasing Director and staff.
 - Department(s) or Office(s)* - The County Department(s) or Office(s) for which this Bid is prepared, and which will be the end user(s) of the goods and/or services sought.
 - Designee* - The County employee(s) assigned as your primary contact(s) for interaction regarding Contract performance.
 - 1.2.2. **Bidder / Contractor / Supplier** - These terms refer generally to businesses having some sort of relationship to or with us. The term may apply differently to different classes of entities, as the context will indicate.
 - Bidder* - Any business entity submitting a response to this Bid. Suppliers, which may be invited to respond, or which express interest in this bid, but which do not submit a response, have no obligations with respect to the bid requirements.
 - Contractor* - The Bidder whose response to this bid is found by Purchasing to meet the best interests of the County. The Contractor will be selected for award, and will enter into a Contract for provision of the goods and/or services described in the Bid.
 - Supplier* - All business(s) entities which may provide the subject goods and/or services.
 - 1.2.3. **Bid** - This entire document, including attachments. A Bid may be used to solicit various kinds of information. The kind of information this Bid seeks is indicated by the title appearing at the top of the first page. A "Request for Bid" is used when the need is well defined. A "Request for Proposal" is used when the County will consider solutions, which may vary significantly from each other or from the County's initial expectations.
 - 1.2.4. **Response** - The written, sealed document submitted according to the Bid instructions.
 - 1.3. **BID CLARIFICATION** - Questions regarding this Bid should be directed in writing, by e-mail or fax, to the Purchasing Department. Answers, citing the question asked but not identifying the questioner, will be distributed simultaneously to all known prospective Bidders in the form of an addendum. We strongly suggest that you check for any addenda a minimum of [forty eight] hours in advance of the bid deadline. Bids, addendums, bid tabulations and bid awards are posted on our web site at: www.showmeboone.com
 - Note: written requirements in the Bid or its Amendments are binding, but any oral communications between County and Bidder are not.
 - 1.3.1. **Bidder Responsibility** - The Bidder is expected to be thoroughly familiar with all specifications and requirements of this Bid. Bidder's failure or omission to examine any relevant form, article, site or document will not relieve them from any obligation regarding this Bid. By submitting a Response, Bidder is presumed to concur with all terms, conditions and specifications of this Bid.
 - 1.3.2. **Bid Amendment** - If it becomes evident that this Bid must be amended, the Purchasing Department will issue a formal written Amendment to all known prospective Bidders. If necessary, a new due date will be established.
 - 1.4. **AWARD** - Award will be made to the Bidder(s) whose offer(s) provide the greatest value to the County from the standpoint of suitability to purpose, quality, service, previous experience, price, lifecycle cost, ability to deliver, or for any other reason deemed by Purchasing to be in the best interest of the County. Thus, the result will not be determined by price alone. The County will be seeking the least costly outcome that meets the County needs as interpreted by the County.
 - 1.5. **CONTRACT EXECUTION** - This Bid and the Contractor's Response will be made part of any resultant Contract and will be incorporated in the Contract as set forth, verbatim.
 - 1.5.1. **Precedence** - In the event of contradictions or conflicts between the provisions of the documents comprising this Contract, they will be resolved by giving precedence in the following order:
 - 1) the provisions of the Contract (as it may be amended);
 - 2) the provisions of the Bid;
 - 3) the provisions of the Bidder's Response.
 - 1.6. **CONTRACT PERIOD** - Any Term and Supply Contract resulting from this Bid will have an initial term from April 1, 2011 through March 31, 2012, and may be automatically renewed for an additional two (2) years unless canceled by the Purchasing Director.
 - 1.7. **COMPLIANCE WITH STANDARD TERMS AND CONDITIONS** - Bidder agrees to be bound by the County's standard "boilerplate" terms and conditions for Contracts, a sample of which is attached to this Bid.

2. Primary Specifications

2.1. ITEMS TO BE PROVIDED - Lien Search and Title Search Services

2.1.1. Scope of Work - Contractor will complete lien searches on property subject to sale at the 2011 Tax Certificate Sale of Real Estate. The Boone County Collector's Office is required to provide notice to any person who holds a publicly recorded deed of trust, mortgage, lease, lien or other claim on the property prior to the tax sale. Contractor must accurately and completely identify all lien holders and recent grantees having a valid interest in the identified property. Interests, which have been released or extinguished, whether voluntarily or by operation of law, need not be identified. Recent grantees are those that derive their interest from the grantor addressed on the tax statement or printout provided in lieu of tax statement, at a date on or subsequent to January 1 of the tax year noted. Each search must identify all individuals and/or firms having a valid interest in the property. In addition to lien searches on property prior to the tax sale, the Boone County Collector may request a lien/title search be performed throughout the contract period on property before a Collector's Deed is to be issued. When requested, the Contractor shall complete a lien/title search and deliver to the Boone County Collector's Office within three working days.

2.1.2. Minimum Respondent Qualifications -

- Respondent must be a licensed Title Insurance Agency by the State of Missouri Department of Insurance. Each Respondent must provide a copy of said license with their bid response.
- Respondent must have at least \$500,000 Errors and Omissions Insurance and/or Professional Liability Insurance. Each Respondent must provide a copy of the current insurance policy statement with their bid response plus documentation noting any insurance exclusion(s).

2.1.3. Estimated Quantity - The number of delinquent parcels fluctuates making it difficult to provide an accurate number during the bid process. Payment will be based upon the exact number of successfully completed searches. The following indicates the actual number of searches performed under prior contracts.

Year	Actual Number of Searches Performed Under Resulting Contract
2010	513
2009	494
2008	296
2007	217
2006	201
2005	163
2004	166
2003	115
2002	117
2001	99
2000	169

2.2. CONTRACTOR RESPONSIBILITIES - For each parcel identified, contractor must provide the following information for all lien holders:

- Name;
- Address;
- Lien Date;
- Dollar Amount of Lien;
- Assignment of lien, assignment date, name and address of assignee, and;
- Legal description of each parcel including parcel number.

Contractor will certify that the information provided for each parcel is the result of a complete and

- thorough search of the records on file with the Boone County Recorder of Deeds and Circuit Clerk and said search was completed during the term of the resulting contract.
- 2.2.1. **Errors** - Contractor will be required to report to the Boone County Collector any errors or deletions in the legal description or ownership as provided by the County along with a notation as to the location of the correct legal description or ownership.
 - 2.2.2. **Additional Information** - Contractor must provide the name, address and telephone number of the Company completing the lien search on the attached lien search format. Contractor must also include the date the lien search was completed and the name and original signature of the individual completing the search. The desired format for the lien search document is attached. Any deviations from the desired format must be approved by the Boone County Collector.
 - 2.2.2.1. Contractor must furnish a copy of the current warranty deed with the search.
 - 2.2.3. **Information Submission Guidelines** - Upon completion of each search, Contractor is to provide the original lien search form to the Boone County Collector on the next business day. The form must be completed in its' entirety. All completed searches will be presented to the Collector with a cover page noting those searches completed in parcel number order and signed by an authorized representative. All search forms will also be in parcel number order. In the event that the County requests additional information or corrections, Contractor agrees to make changes and corrections and return the corrected information to the Boone County Collector within one business day at no additional charge.
 - 2.3. **COUNTY RESPONSIBILITIES** - For each real estate account, the Collector's Office will provide a list which will include the owner's name, situs address when available and a legal description of each parcel of real estate. This list is to be provided to the contractor on Tuesday, May 3, 2011. The list may be amended by additions and deletions. However, searches performed and returned to the Collector's Office prior to notification of a deletion from the list will be paid under the contract.
 - 2.3.1. Contractor shall provide a copy of the vesting deed with each lien search provided to Boone County. The County will reimburse the Contractor up to \$1.00/page for copies of deeds purchased from the Boone County Recorder's office. The cost of obtaining copies of documents from the Boone County Circuit Clerk's office will be reimbursed at actual cost. Documentation of charges, such as an invoice or paid receipt from the Recorder and/or Circuit Clerk must be submitted for reimbursement.
 - 2.4. **CONTRACT DOCUMENTS** - The successful bidder(s) shall be obligated to enter into a written contract with the County within 15 days of award on contract forms provided by the County. If bidders desire to contract under their own written agreement, any such proposed agreement shall be submitted in blank with their bid. County reserves the right to modify any proposed form agreement or withdraw its award to a successful bidder if any proposed agreement contains terms and conditions inconsistent with its bid or are unacceptable to county legal counsel.
 - 2.4.1. **Contract Extension** - The County Purchasing Director may exercise the option to extend the contract on a month to month basis for a maximum of 6 months from the date of termination if it is deemed to be in the best interest of Boone County.
 - 2.5. **DESIGNEE** - Patricia S. Lensmeyer, Boone County Collector, 801 E. Walnut, Room 118, Columbia, Missouri 65201.
 - 2.6. **BID CLARIFICATION** - Any questions or clarifications concerning bid documents should be addressed in writing to Tyson Boldan, Buyer, 601 E. Walnut, Room 209, Columbia, Missouri 65201 or by faxing to (573) 886-4390 or e-mail: tboldan@boonecountymo.org.
 - 2.7. **DELIVERY** - Patricia S. Lensmeyer, Boone County Collector, 801 E. Walnut, Room 118, Columbia, Missouri 65201.
 - 2.7.1. **Delivery Terms** - FOB Destination. All searches for the first contract period must be completed and submitted to the Boone County Collector **NO LATER THAN 5:00 P.M. TUESDAY, JUNE 14, 2011. Completed searches are to be submitted daily in accordance with the conditions set in section 2.2.3. above with one third of the searches completed and submitted to the Collector no later than 5:00 p.m. on Tuesday, May 17, 2011; one third of the searches completed and submitted to the Collector no later than 5:00 p.m. on Tuesday, May 31, 2011**

and the final one third submitted to the Collector no later than 5:00 p.m. on Tuesday, June 14, 2011.

- 2.7.2. For future renewal years, if applicable, the Collector's office will supply contractor with appropriate timeline for completed searches prior to renewal acceptance.
- 2.8. **PAYMENT TERMS** - The successful Contractor will be paid the unit price awarded in this bid based upon the successful completion of all searches as requested by the Collector. Payment will be made within 30 days from the date a correct monthly billing statement is received by the Boone County Collector or within 30 days requested search corrections are completed and returned to the Boone County Collector, whichever is later. In the event of statement/invoice errors, the County reserves the right to withhold payment on the disputed items until such time a corrected statement/invoice is received. In the event of search corrections, the County reserves the right to withhold payment on the disputed items until such time search corrections are received.

3. Response Presentation and Review

- 3.1. **RESPONSE CONTENT** - In order to enable direct comparison of competing Responses, Bidder must submit Response in strict conformity to the requirements stated herein. Failure to adhere to all requirements may result in Bidder's Response being disqualified as non-responsive. All Responses must be submitted using the provided Response Sheet. Every question must be answered and if not applicable, the section must contain "N/A." Manufacturer's published specifications for the items requested shall be included with the response.
- 3.2. **SUBMITTAL OF RESPONSES** - Responses **MUST** be received by the date and time noted on the title page under "Bid Submission Information and Deadline". **NO EXCEPTIONS**. The County is not responsible for late or incorrect deliveries from the US Postal Service or any other mail carrier.
- 3.2.1. **Submittal Package** - Submit, to the location specified on the title page, **three (3) complete copies** of your Response in a single sealed envelope, clearly marked on the outside with your company name and return address, **the proposal number and the due date and time**.
- 3.2.2. **Advice of Award** - A Bid Tabulation of responses received as well as Award status can be viewed at www.showmeboone.com.
- 3.3. **BID OPENING** - On the date and time and at the location specified on the title page under "Bid Opening", all Responses will be opened in public. Brief summary information from each will be read aloud.
- 3.3.1. **Removal from Vendor Database** - If any prospective Bidder currently in our Vendor Database to whom the Bid was sent elects not to submit a Response and fails to reply in writing stating reasons for not bidding, that Bidder's name may be removed from our database. Other reasons for removal include unwillingness or inability to show financial responsibility, reported poor performance, unsatisfactory service, or repeated inability to meet delivery requirements.
- 3.4. **RESPONSE CLARIFICATION** - The County reserves the right to request additional written or oral information from Bidders in order to obtain clarification of their Responses.
- 3.4.1. **Rejection or Correction of Responses** - The County reserves the right to reject any or all Responses. Minor irregularities or informalities in any Response which are immaterial or inconsequential in nature, and are neither affected by law nor at substantial variance with Bid conditions, may be waived at our discretion whenever it is determined to be in the County's best interest.
- 3.5. **EVALUATION PROCESS** - The County's sole purpose in the evaluation process is to determine from among the Responses received which one is best suited to meet the County's needs at the lowest possible cost. Any final analysis or weighted point score does not imply that one Bidder is superior to another, but simply that in our judgment the Contractor selected appears to offer the best overall solution for our current and anticipated needs at the lowest possible cost.
- 3.5.1. **Method of Evaluation** - The County will evaluate submitted Responses in relation to all aspects of this Bid.
- 3.5.2. **Acceptability** - The County reserves the sole right to determine whether goods and/or services offered are acceptable for County use.
- 3.5.3. **Endurance of Pricing** - Bidder's pricing must be held until contract execution or 60 days, whichever comes first.

4. Response Form – Submit three (3) complete copies of your Response in a single sealed envelope, clearly marked on the outside, left corner with your company name and return address, the proposal number and the due date and time.

- 4.1. Company Name: _____
- 4.2. Address: _____
- 4.3. City/Zip: _____
- 4.4. Phone Number: _____
- 4.5. Fax Number: _____
- 4.6. Federal Tax ID: _____
- 4.6.1. () Corporation
() Partnership - Name _____
() Individual/Proprietorship - Individual Name _____
() Other (Specify) _____

- 4.7. Pricing
- 4.7.1. Cost per Completed Lien Search Provided \$ _____
Cost per Completed Lien/Title Search Provided \$ _____

- 4.8. Maximum Percentage Increase for Renewal Periods
_____ % 1st Renewal Period
_____ % 2nd Renewal Period

4.9. The undersigned offers to furnish and deliver the articles or services as specified at the prices and terms stated and in strict accordance with all requirements contained in the Request for Bid, which has been read and understood, and all of which are made part of this order. By submission of this bid, the vendor certifies that they are in compliance with Section 34.353 and, if applicable, Section 34.359 (“Missouri Domestic Products Procurement Act”) of the Revised Statutes of Missouri.

- 4.9.1. Authorized Representative (Sign By Hand):

- 4.9.2. Type or Print Signed Name:

- 4.9.3. Today’s Date: _____

Boone County Purchasing
Melinda Bobbitt, CPPB
Director
Phone:(573) 886-4391

601



E. Walnut, Room 208
Columbia, MO 65201

Fax: (573)

886-4390

INSTRUCTIONS FOR COMPLIANCE WITH HOUSE BILL 1549

House Bill 1549 addresses the Department of Homeland Security's and the Social Security Administration's E-Verify Program (Employment Eligibility Verification Program) that requires the County to verify "lawful presence" of individuals when we contract for work/service; verify that contractor has programs to verify lawful presence of their employees when contracts exceed \$5,000; and a requirement for OSHA safety training for public works projects.

The County is required to obtain certification that the bidder awarded the attached contract participates in a federal work authorization program. To obtain additional information on the Department of Homeland Security's E-Verify program, go to:

http://www.dhs.gov/xprevprot/programs/gc_1185221678150.shtm

Please complete and return form *Work Authorization Certification Pursuant to 285.530 RSMo* if your contract amount is in excess of \$5,000. **Attach to this form the E-Verify Memorandum of Understanding that you completed when enrolling.** The link for that form is:
<http://www.uscis.gov/files/nativedocuments/save-mou.pdf>

Additional information may be obtained from:
<http://www.uscis.gov/files/nativedocuments/MOU.pdf>

CERTIFICATION OF INDIVIDUAL BIDDER

Pursuant to Section 208.009 RSMo, any person applying for or receiving any grant, contract, loan, retirement, welfare, health benefit, post secondary education, scholarship, disability benefit, housing benefit or food assistance who is over 18 must verify their lawful presence in the United States. Please indicate compliance below. Note: A parent or guardian applying for a public benefit on behalf of a child who is citizen or permanent resident need not comply.

- ____ 1. I have provided a copy of documents showing citizenship or lawful presence in the United States. (Such proof may be a Missouri driver's license, U.S. passport, birth certificate, or immigration documents). Note: If the applicant is an alien, verification of lawful presence must occur prior to receiving a public benefit.

- ____ 2. I do not have the above documents, but provide an affidavit (copy attached) which may allow for temporary 90 day qualification.

- ____ 3. I have provided a completed application for a birth certificate pending in the State of _____. Qualification shall terminate upon receipt of the birth certificate or determination that a birth certificate does not exist because I am not a United States citizen.

Applicant

Date

Printed Name

AFFIDAVIT
(Only Required for Individual Bidder Certification Option #2)

State of Missouri)
)SS.
County of _____)

I, the undersigned, being at least eighteen years of age, swear upon my oath that I am either a United States citizen or am classified by the United States government as being lawfully admitted for permanent residence.

Date

Signature

Social Security Number
or Other Federal I.D. Number

Printed Name

On the date above written _____ appeared before me and swore that the facts contained in the foregoing affidavit are true according to his/her best knowledge, information and belief.

Notary Public

My Commission Expires:

(Please complete and return with Contract)

Certification Regarding
Debarment, Suspension, Ineligibility and Voluntary Exclusion
Lower Tier Covered Transactions

This certification is required by the regulations implementing Executive Order 12549, Debarment and Suspension, 29 CFR Part 98 Section 98.510, Participants' responsibilities. The regulations were published as Part VII of the May 26, 1988, Federal Register (pages 19160-19211).

(BEFORE COMPLETING CERTIFICATION, READ INSTRUCTIONS FOR CERTIFICATION)

- (1) The prospective recipient of Federal assistance funds certifies, by submission of this proposal, that neither it nor its principals are presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal department or agency.
- (2) Where the prospective recipient of Federal assistance funds is unable to certify to any of the statements in this certification, such prospective participant shall attach an explanation to this proposal.

Name and Title of Authorized Representative

Signature

Date



Standard Terms and Conditions

Boone County Purchasing
601 E. Walnut, Room 208
Columbia, MO 65201

Tyson Boldan, Buyer
Phone: (573) 886-4391 - Fax (573) 886-4390

STANDARD TERMS AND CONDITIONS – CONTRACT WITH BOONE COUNTY, MISSOURI

1. Responses shall include all charges for packing, delivery, installation, etc., (unless otherwise specified) to the Boone County Department identified in the Request for Bid and/or Proposal.
2. The Boone County Commission has the right to accept or reject any part or parts of all bids, to waive technicalities, and to accept the offer the County Commission considers the most advantageous to the County. Boone County reserves the right to award this bid on an item-by-item basis, or an "all or none" basis, whichever is in the best interest of the County.
3. Bidders must use the bid forms provided for the purpose of submitting bids, must return the bid and bid sheets comprised in this bid, give the unit price, extended totals, and sign the bid.
4. When products or materials of any particular producer or manufacturer are mentioned in our specifications, such products or materials are intended to be descriptive of type or quality and not restricted to those mentioned.
5. Do not include Federal Excise Tax or Sales and Use Taxes in bid process, as law exempts the County from them.
6. The delivery date shall be stated in definite terms, as it will be taken into consideration in awarding the bid.
7. The County Commission reserves the right to cancel all or any part of orders if delivery is not made or work is not started as guaranteed. In case of delay, the Contractor must notify the Purchasing Department.
8. In case of default by the Contractor, the County of Boone will procure the articles or services from other sources and hold the Bidder responsible for any excess cost occasioned thereby.
9. Failure to deliver as guaranteed may disqualify Bidder from future bidding.
10. Prices must be as stated in units of quantity specified, and must be firm. Bids qualified by escalator clauses may not be considered unless specified in the bid specifications.
11. No bid transmitted by fax machine or **e-mail** will be accepted. **U.S. mail only.**
12. The County of Boone, Missouri expressly denies responsibility for, or ownership of any item purchased until same is delivered to the County and is accepted by the County.
13. The County reserves the right to award to one or multiple respondents. The County also reserves the right to not award any item or group of items if the services can be obtained from a state or other governmental entities contract under more favorable terms.

14. The County, from time to time, uses federal grant funds for the procurement of goods and services. Accordingly, the provider of goods and/or services shall comply with federal laws, rules and regulations applicable to the funds used by the County for said procurement, and contract clauses required by the federal government in such circumstances are incorporated herein by reference. These clauses can generally be found in the Federal Transit Administration's Best Practices Procurement Manual – Appendix A. Any questions regarding the applicability of federal clauses to a particular bid should be directed to the Purchasing Department prior to bid opening.
15. In the event of a discrepancy between a unit price and an extended line item price, the unit price shall govern.



Boone County Purchasing
601 E. Walnut, Room 208
Columbia, MO 65201

"No Bid" Response Form

Tyson Boldan, Buyer
(573) 886-4391– Fax: (573) 886-4390

"NO BID RESPONSE FORM"

**NOTE: COMPLETE AND RETURN THIS FORM ONLY IF YOU DO NOT WANT TO
SUBMIT A BID**

If you do not wish to respond to this bid request, but would like to remain on the Boone County vendor list for this service/commodity, please remove form and return to the Purchasing Department by mail or fax.

If you would like to FAX this "No Bid" Response Form to our office, the FAX number is (573) 886-4390.

Bid: 02-18FEB11 – Lien Search and Title Search Services

Business Name: _____

Address: _____

Telephone: _____

Contact: _____

Date: _____

Parcel #: _____

Exact Name on Tax Statement:

Legal description:

Initial if legal description matches/If not, explain discrepancies on back

Name of Owner (s):

Address

Title taken by: _____
Date of deed: _____
Date recorded: _____
Book/Page: _____
Latest Address: _____

First Deed of Trust

Lender's Address: _____
Deed of Trust date: _____
Book/Page: _____
Loan Amount: _____
Assigned to/Date: _____

Second Deed of Trust

Lender's Address: _____
Deed of Trust date: _____
Book/Page: _____
Loan Amount: _____
Assigned to/Date: _____

Third Deed of Trust

Lender's Address: _____
Deed of Trust date: _____
Book/Page: _____
Loan Amount: _____
Assigned to/Date: _____

S:\CO\Tax Sale\Tax Sale Lien Search\2011 lien search form

Fourth Deed of Trust

Lender's Address: _____
Deed of Trust date: _____
Book/Page: _____
Loan Amount: _____
Assigned to/Date: _____

Check if additional information on next page

Title/Search Company (Print): _____
Searcher Signature: _____
Searcher Name (Print): _____ Date Searched: _____

Certs _____ Date _____ Initials _____ # Certs _____ Date _____ Initials _____
Date paid/Initials: _____

Special Assessments: _____
Address _____
Date _____
Federal/State tax liens: _____
Address _____
Date _____
Mechanic liens: _____
Address _____
Date _____
Judgments: _____
Address _____
Date _____
Judgments: _____
Address _____
Date _____
Lis Pendens: _____
Address _____
Date _____
Other: _____
Address _____
Date _____

Additional Notes: