

DataTree[®] ACADEMY

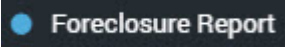
DATATREE GLOSSARY OF TERMS

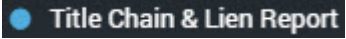
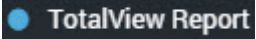

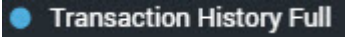
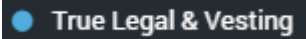
Rev. 20201015




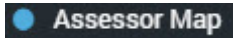

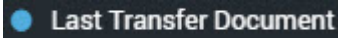
NOTE: Your account may be provisioned with specific reports and may not include all the options shown below.

PROPERTY DATA REPORTS

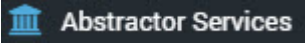

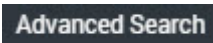
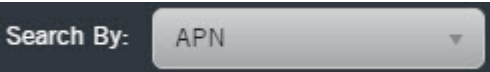
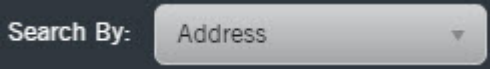
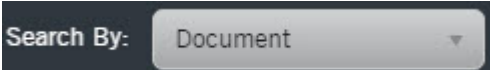

Foreclosure Report	Location
This provides information on all stages of property foreclosure with labels of Default, Auction or Real Estate Owned (REO). These can be subject to pending legal action.	
Neighbors Report	Location
This provides a list of nearby properties and owners with respect to the proximity of a property search. It includes a feature to select/unselect properties based on visual inspection of busy thoroughfares and neighborhood tracts. This report is used by real estate agents for marketing materials.	
Open Lien Report	Location
This provides information on a property’s open liens (mortgages and deeds of trust) with respect to lien position for property sale or foreclosure.	
Property Detail Report	Location
This provides information on the subject property with respect to Legal Description, last market sale, prior sale, property characteristics, site details and basic property tax.	
Sales Comparables	Location
This provides a quick view into current market conditions that include sale prices, property characteristics and land use. It will compare up to 50 similar properties.	
Tax Status Report	Location
This provides property tax payment status that includes frequency, type, due dates, APN, Situs and mailing addresses.	



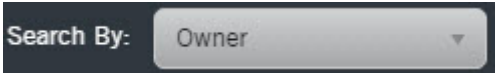

Title Chain & Lien Report	Location
This provides insight to properties covered by First American's title plant database. The Title Chain displays voluntary liens such as mortgages, deeds of trusts, vesting deeds and CC&Rs. The Lien report displays a broad owner name search on involuntary lien, judgments and other liens.	
TotalView Report	Location
This provides a view of open property liens that include lien positioning that can affect sale and foreclosure. It includes property transfers, loan history, tax statuses, assessment details, Homeowner Association (HOA) information, contact information, fees, involuntary liens, mechanic liens and more.	
Transaction History Basic	Location
This provides ownership transfers such as deeds, quit claims with market sales and mortgage information. It includes links to document images.	
Transaction History Full	Location
This provides ownership transfer such as deeds and quit claims with market sales and mortgage information. In addition, this report displays releases, assignments and foreclosure transactions with links to document images.	
True Legal & Vesting	Location
Provides a recordable, manually keyed report with Legal Description and complete vesting information on current owners.	

DOCUMENT IMAGES

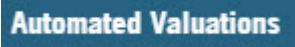
Assessor Index Map	Location
This displays a high-level view of the subject property that consists of multiple continuous assessor parcel maps.	
Assessor Map	Location
This displays the parcel map for a subject property with respect to legal boundaries and dimensions. It serves as a basis for land value assessment and is also known as a 'tax map'.	
Last Finance Document	Location
This displays a recent document image of a deed of trust or mortgage for the subject property. These can be refinances or any voluntary encumbrance executed.	
Last Transfer Document	Location
This displays a recent document of a property transfer like a deed, quit claim, transfer of trust, warranty or distribution deed.	

FEATURES

Abstractor Services	Location
<p>This feature provides access to a document abstractor for the retrieval of hard-to-find property records that are certified. It can be accessed through Property Data Reports and Document Images.</p>	
Administrator	Location
<p>This feature provides authorized individuals for paying off their account invoices, managing stored credit card information and changing email address preferences. It also allows for the viewing of account activity and managing user accounts.</p>	
Advanced Search	Location
<p>This feature allows customers to create specific data retrieval through filters and custom forms. They can screen for information by location, property characteristics, sale, financing, listing, foreclosure, owner, mailing and property values.</p>	
APN	Location
<p>This feature allows property searches by Assessor's Parcel Number (APN). A type-ahead feature predicts the top ten matched parcels associated to the first three numerals entered. State and County selections are required.</p>	
Address	Location
<p>This feature allows a non-standard property address search. A type-ahead feature returns the top ten matched addresses based on the first three characters entered.</p>	
Document	Location
<p>This feature allows document image retrieval based on type and recording values. State and County selections are required.</p>	
FlexSearch	Location
<p>This feature provides a list of documents associated by text values and search filters. Use any word, name or phrase. Document images can be retrieved for a fee.</p>	

Map	Location
This feature provides customers with the ability to view properties visually through the map interface in zoom, draw, save, print and email functions. Map Overlays allow additional views by APN, Owner, For Sale, Default and more.	
Order Portal	Location
This feature delivers a workflow solution like flood certifications, appraisals, property ownership reports, batch document retrieval and more.	
Owner	Location
This feature allows customers to search properties nationwide by owner name. Names can be searched in a non-standard entry with options for filtering by State, Zip Code and County.	
Verified Record	Location
This feature is an automatic indicator that the data displayed has been cross-referenced by at least two independent resources. This minimizes the need for an independent verification process.	

OTHERS

Automated Valuations	Location
Automated Valuation Models calculate a property's value at a specific point in time with comparable properties and use different mathematical algorithms based upon the current market.	
Fraud & Verifications	Location
Select Interthinx products that assist with providing a compliant loan origination process, applicant income verification or Social Security Number (SSN) validation.	