

DataTree[®] ACADEMY

HOA LIEN REPORT

Rev. 20201015

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Overview

The Homeowners Association Lien Report is designed to provide lenders and businesses additional insight into HOA encumbrances on a property that may affect the transfer of title or a lending decision. Information for the report is taken directly from the lien itself. The presence of a lien is also available in the Advanced Filters.

Coverage for HOA Liens is dependent upon Title Plant coverage. For coverage information, go to the Help page > Geo-Coverage. The report is found in the Property Data Reports section of the available reports.

Ordering the Report

The presence of an HOA Lien will be immediately indicated on the Subject Property tab (1, 2). To order the report, click on the **Order HOA Lien Report** link (3) or click on the report in the Property Data Reports (4) and click Order at the bottom of the page. The HOA Lien Report (5) will load on an additional tab.

SEARCH RESULTS **1** **SUBJECT PROPERTY** Clear Search

Address **ADIRONDACK AVE** **4**

Owner
JOSEPH

APN 112-49- County

Bedrooms 0 Baths (F / H) 0 / 0 Living Area 1,164 Sq. Ft. Lot Area 6,970 Sq. Ft.

RUN FLEXSEARCH FOR " ADIRONDACK AVE **2** **HOA Lien:** **Order HOA Lien Report** **3**

Property Data Reports

- TotalView Report
- Open Lien Report
- HOA Lien Report**
- Property Detail Report

Example One:

5 **HOA Lien Report**

Adirondack Ave, [Redacted] County Data as of: 12/01/2017

APN: 112-49

Owner Information

Owner Name:	Joseph	Value Range:	\$136,006 - \$369,395
Vesting:	Unmarried Man	Combined LTV:	75%
Mailing Address:	4343 E Soliere [Redacted]	Estimated Equity:	\$63,051

Location Information

Legal Description:	Subdivision: Railroad Springs 66 Lot: 84 Sixteenth: Ne Quarter: Nw Section: 20 Township: 21N Range: 07E Mbl Home Title: 3091763 Serial: Azfly21a07893lp13 Year: 2001 Make: Fleetwood Size: 24X48.5 Serial: Azfly21b07893lp13		County:	[Redacted]	
APN:	112-49	Alternate APN:	R0050045	Census Tract / Block:	001102 / 1040
Munic / Twnshp:		Twnshp-Rng-Sec:	21N-07E-20	Legal Lot / Block:	84 /
Subdivision:	Railroad Springs	Tract #:		Legal Book / Page:	

Example Two:

HOA Lien Report

El Reposo, [Redacted] [Redacted]

APN: 621 [Redacted] County Data as of: 12/08/2017

Save Print Email Notes Links Actions

Latest HOA Lien

Type: Homeowners Association Lien Lien Date: [Redacted] Lien Amount: \$5,491.54
Recording Date: 03/27/2017 Court Type: [Redacted] Case Number: [Redacted]
County: Orange
Trustee / Mgmt Co: S.B.S. Lien Services
Trustee Contact: Yardi Blane, 31194 La Baya Dr Ste 106, Westlake Village, CA 91362 (818) 991-4600 /
Association / Type: Moulton Parkway Residents Association II
Association Contact: 31194 La Baya Dr Ste 106, Westlake Village, CA 913626426

6 HOA Lien Activity

Type	Lien Date	Lien Amount	Rec Date	Case #	Doc #
<input type="checkbox"/> Homeowners Association Lien		\$5,491.54	03/27/2017		2017.121306
<input type="checkbox"/> ^ Notice Of Default	05/04/2017		05/05/2017		2017.182588

ORDER

Owner Information

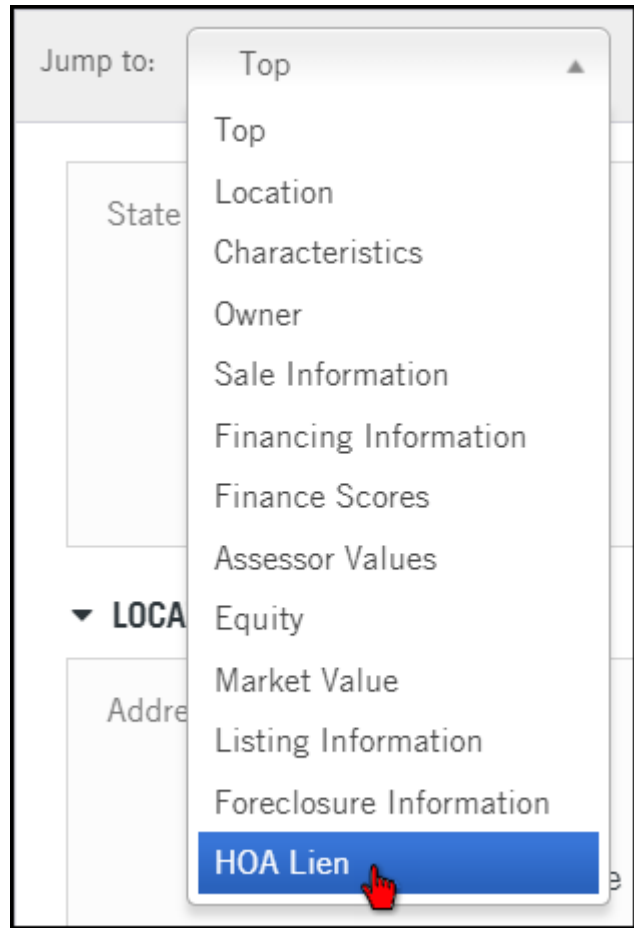
Owner Name: Presley [Redacted] Value Range: \$377,195 - \$484,836
Vesting: Married Woman Combined LTV: 159%
Mailing Address: [Redacted] El Reposo [Redacted] Estimated Equity: [Redacted]

Location Information

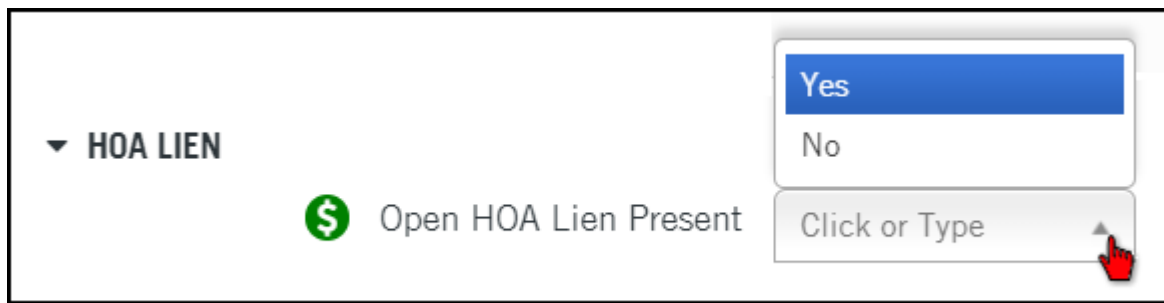
Should the document be available, the report will allow the user to order the documents directly through the report.

Using the HOA Filter

The Advanced Filters include a new premium filter option to search for properties with an HOA Lien. The option is found at the end of the Advanced Filters list.



The selection is a Yes/No drop down list and will include or exclude properties with an open HOA lien. Leave it unselected to return all properties regardless of the presence of an open HOA lien.



As this is a premium filter, a per-record charge will be added to the download. Please make sure to name the list and download it for future reference.