

## Nationwide Property Data. Homeownership Information. Recorded Document Retrieval.

Legal research involving real estate often presents complex issues that need quick resolution based on fresh, accurate data and recorded land document images. So which source will you stake your firm's reputation on: case-research platforms that often charge more for less coverage? Or real-estate data experts like DataTree, whose premium-grade solutions focus solely on property, homeownership and mortgage transaction data and recorded documents?

### Today, More Firms Choose DataTree — Because it's Faster and Easier to Obtain Accurate Property-centric Data and Documents

DataTree includes more of what you need — like our TotalView report, which provides you with the most comprehensive view of property, ownership, encumbrance and market information available.



This powerful report draws upon public record and proprietary databases, providing you with vital current and historical details. Quickly gain the breadth of information you need to evaluate a property and ownership, from property details to open liens and position, to exclusive information such as involuntary liens, real-time tax payment status and HOA identification. Any team member, from the law librarian to the lead counsel, can access any document related to a listed transaction.

### Leverage Data That's Current and Verified

DataTree reduces your risk because we give you the security and confidence of Verified Record. Key fields in standard transactions are matched against independently sourced data. When a match is identified from at least two independent sources, the transaction is designated as "Verified" in our reports.

### Title Chain & Lien Report

DataTree's exclusive real-time Title Chain and Lien Report also provides direct access to First American's title plant data, including: open deeds of trust, mortgages, involuntary liens, assessment, tax status and more. Plus, you'll save time with direct links from the Title Chain index to the actual recorded document for convenient retrieval.

### Search Like Never Before

DataTree has turned billions of recorded land document images into easily searchable data components, making once-inaccessible insight and intelligence available when you need it. Then, we integrated FlexSearch, the powerful engine that lets you find any name, party or phrase within any recorded document. With FlexSearch, you get a preview of the record's content before you order the document. Plus, our exclusive Nationwide Search lets you use key attributes to instantly search any property anywhere — extending your reach across state and county lines like no other case-research platform can.





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## Tap Title Plant Information

Now you can know what the title companies know. DataTree connects you with First American, the industry's leading title plant provider. Get the answers you need by accessing title plant data directly, in real time, through the Title Chain and Lien Report, Property Ownership and Encumbrance Reports or the TotalView Report.

## Get the Complete Picture of a Property with TotalView

DataTree's TotalView report provides you with the most comprehensive view of property and ownership available, in one automated report. Quickly gain the breadth of information you need to evaluate a property, from property details to open liens and position, to exclusive information such as involuntary liens, real-time tax payment status and HOA identification.

## Unlock Document Data with FlexSearch™

DataTree turns billions of recorded land document images into easily searchable data components. With FlexSearch, you can find any name, party or phrase within any recorded document, enabling you to preview a record's content before ordering.

## Instantly Search the Nation

Don't be blindsided by undisclosed ownership, asset or lien information. Use key attributes, such as owner name and a partial address, or HOA name and location, to instantly search any property anywhere — even across state lines. You can always add more attributes to filter and fine-tune your results.

## Get the Real Estate Data, Reports and Documents You Need with DataTree

Explore accurate, up-to-date information that spans 100 percent of U.S. housing stock and includes billions of recorded document images. Here is an overview of just some of what you will discover:

### DATA TYPES

- Assessor Files
- Deeds
- Homeowners Association (HOA) Contact & Liens
- Purchase Mortgages
- Stand-alone Mortgages
- Mortgage Subordinations
- Mortgage Assignments
- Mortgage Releases
- Mortgage Delinquencies
- Real Estate Listing Data (Updated Daily)
- Parcel Maps & Boundaries
- Tax and Assessment
- Foreclosure & Default

### PROPERTY REPORTS

- TotalView
- True Legal Vesting
- Property Detail
- Tax Status
- Sales Comparables
- Title Chain and Lien
- Foreclosure
- Transaction History
- Neighbors
- Open Lien
- HOA Lien Report
- Property Ownership & Encumbrance
- Basic Flood
- Life-of-Loan Flood
- Flood Flex Certification

### DOCUMENT IMAGES AND RETRIEVAL

- Deeds
- Mortgages
- Easements
- Federal and State Judgements
- Tax, HOA and Mechanics Liens
- Assessments
- Bankruptcies
- UCC Documents
- Self-Service Batch Retrieval

### AVMS

- Clear Value® (Cascade)
- CA Value
- DataTree AVM
- Home Value Explorer® (HVE®)
- i-Val
- PASS®
- SafeValue
- SiteX Value™
- ValueSure™
- VeroVALUE
- VeroVALUE Advantage
- VeroVALUE Preferred

### PROFESSIONALLY FULFILLED VALUATIONS

- FNMA 1004 or 2055 Appraisals
- Broker Price Opinion (BPO)
- Market Analysis Condition Report (MAC)
- Property Assessment Collateral Evaluation Reports (PACE)
- Field and Desktop Appraisal Review

Take productivity to new heights. Call 866.377.6639 today to start your free trial or to request information about any of our data solutions.

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**First American**  
DATA & ANALYTICS

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