

Deed Images, Maps, Reports— Even Access to Valuation Tools— Now at *lexis.com*®

Compile a comprehensive snapshot of specific residential and commercial property nationwide. Now the newest LexisNexis® Real Property information resources give you this vital picture with:

- **Images** of recorded deeds
- Parcel **maps**
- Deed **transaction history**—in one report!
- Current **foreclosure** stage details
- **Encumbrances**
- Property **comparables**
- **Nearby distressed** and foreclosed properties
- **Neighborhood demographics**, businesses & crime statistics

Plus the valuation and risk-analysis tools now at *lexis.com*—give you access to:

- **Price change** and **sales activity** trends
- **Market value** as well as disposition (“**quick sale**”) value
- Loan **risk scoring**

No research expertise is required to retrieve these facts—**and no trips to county or city offices**. Use fill-in-the-blank search forms: just enter an address, owner or parcel number. And focus your search by specific state, county, city or zip. Several search forms also let you focus by residential types, distances, loan amounts, property values and more.

Save research time—and budget. Search without charge; you only pay for full-text results. And you find details you can't find on the Web and features unavailable via other online sources of real property records. At *lexis.com*, **you can research each source directly**; you don't need to run a separate search just to get access to the image/valuation resource. The history reports compile the relevant transactions or information; some providers only offer abstracts or single records.

Use the valuable LexisNexis real-property images, maps, history and analysis tools to your advantage in many ways.

For example:

- Conduct **due diligence** in connection with the purchase, sale (or even foreclosure) of property.
- Investigate potential **title issues**.
- Ascertain property values prior to **negotiating purchase or sales**—or prior to any type of lending where property may be part of the collateral.
- Aid in **drafting documents** that call for full legal description, complete party names (including trustees and partial owners with an interest).
- Make decisions on **title insurance** or compile property details for insurance coverage disputes.
- Value **bankruptcy debtor's assets** as well as establish/confirm debtor ownership—and any encumbrances.
- Prepare property **tax appeals**, **zoning** requests/actions or land-use issues.

And much more. *Turn the page to get details on each Real Property information source.*

Real-Property Report Options at *lexis.com* ...

Select just what you need—and pay for no more!

(These sources are available on a transactional basis only and are marked with a \$ to show they are outside your *lexis.com* subscription.)

Resource/Report Name	What it offers:	Residential or Commercial Property
Deed Images	Actual recorded deed images associated with the subject property.	Both
Parcel Maps	Image of the Assessor/Parcel Map of the subject property.	Both
Deed Transaction and History Report	Provides history of all deed transactions with subject property. See property sale dates/prices; deed types, numbers and recording dates; and title company, lender, loan amount and loan type.	Both
Legal Property Description and Deed History Report	Provides subject property legal description as well as parcel number and history of all deed transactions with subject property, i.e., the Deed Transaction and History Report plus an abbreviated legal property description.	Both
Real Property Voluntary Lien Transaction Report	Comprehensive view of subject property's current and historical ownership/deed transactions and encumbrance status.	Both
Foreclosure Activity Status Report	Detailed report on the most recent foreclosure transaction and current foreclosure stage including default, auction and REO (Real Estate Owned).	Both
Comparable Property Sales Report	Key information about comparable properties sold nearby, including a range of low, average and high comparable information.	Residential
Real Property Valuation Report	Estimated market value for the property via ValuePoint4 (VP4), a valuation tool that provides an estimated market value for single-family, condominium, townhouse and planned unit development properties.	Residential
Real Property Valuation and Risk Assessment Report	Detailed analysis that, unlike any other Automated Valuation Model, produces a disposition value for the subject property (vs. market value). This report also includes recent sales data, comparable distressed and foreclosed subject and nearby property details, street and aerial maps as well as trends on 12-month price changes and sales activity.	Residential
Real Property Loan Risk Scoring Report	Assists in identifying high-risk loans and offers instant identification of false information and property over-valuation. Provides scores that rate loan quality and identifies red flags alerting to high-risk indicators.	Both
Neighborhood Demographics Report	Detailed information about the neighborhood surrounding the subject property, including demographics, information on schools, businesses, religious institutions and crime statistics.	N/A

Ask your LexisNexis account representative for more details—including sample reports—for all of these sources.