



### Code Violation Reports

By popular demand, our title search clients have prompted the development of a new product for Service 1<sup>st</sup>. Many more clients continue to ask about this product to the point where we felt it would be beneficial to describe these reports and whom they may benefit. Zoning Compliance Reports may be of interest to any organization that participates in some aspect of real estate transactions:

- Banks, Lenders, Title and Settlement companies requiring title searches in the loan origination process
- Foreclosure Service providers
- National Foreclosure and Real Estate practicing Law Firms
- Real Estate Asset Management
- Cell tower searches and property management
- Oil and Gas lease of land companies
- Portfolio Review and Risk Management/Mitigation

We supply Code Violation and Zoning reports to a diversified client base including but not limited to those in these areas of real estate and mortgage finance. Our clients recognize the benefit of going to one experienced service driven location for their national title and valuation needs, as opposed to trying to manage hundreds or more individual firms or contractors.

At Service 1<sup>ST</sup>, we employ an internal group of seasoned and experienced title examiners, as well as a time tested national base of title search abstractors and service providers. Both groups will employ every available resource to obtain the critical information needed and deliver that information in an immediately usable format as specified by individual clients. No re-keying or typing is necessary for our customers and we will customize any report to meet their needs.

Our Code Violation Reports come in all shapes and sizes to allow for individual client customization. We offer reports for Building, Zoning, Health Department, and Fire Code Violations. We will also include permit notices, expired permits, property permit history\*, and we will even include the local municipality building and zoning compliance regulations\*.

In addition to the stand alone Code Violation Reports, many of our customers expressed an interest in a “current owner” property report to accompany the Code Violation Report. They may be ordered collectively or as standalone products. Service 1<sup>ST</sup> will perform a current owner search of the subject property that includes legal and vesting information, all recorded encumbrances including judgments and federal tax liens, local recorded tax information and other pertinent items related to the marketability of the subject property. We look forward to having the opportunity to tailor reports to meet your needs!

[www.service1inc.com](http://www.service1inc.com)

**412-200-2550**

\* Denotes that this will be provided where available and applicable. Not all municipalities provide the same information or history of information.