

FINAL TITLE OPINION

INSTRUCTIONS FOR PREPARATION

Purpose: This form is used by the attorney or title company furnishing a final title opinion on real property taken as security for an initial or subsequent FSA loan.	
Handbook Reference: 3-FLP	Number of Copies: Original and 1 copy.
Signatures Required: Attorney or Title Agent.	
Distribution of Copies: Original retained in case file; copy retained by attorney or title company.	
Automation-Related Transactions: N/A	

Attorney or Title Company Agent must complete Items 1 through 10.

Items 1- 10

Fld Name / Item No.	Instruction
1 Applicant Name	Enter the applicant’s exact full legal name.
2 Address	Enter the address of the property being taken as security.
3 County	Enter the name of the county in which the property is located.
4(a) Date	Enter the date the final title opinion covers.
4(b) Time	Enter the time, then check AM or PM to indicate the time the final title opinion covers, including the time the current security instrument was filed.
5(a)(1) Name	Enter the full legal names of the current property owners.
5(a)(2) Title	Enter the type of title held by the current property owners.
5(b)(1) Lien Position	Enter the lien position priority held by FSA.
5(b)(2) Date	Enter the date the FSA security instrument was filed.
5(b)(3) Time	Enter the time, then check AM or PM to indicate the time the current FSA security instrument was filed.

Fld Name / Item No.	Instruction
5(b)(4) County/State	Enter the County and State in which the FSA security instrument is filed.
6 Water Rights	Enter information to specify the manner in which water rights were transferred to the new owners.
7 Explanation	Read explanation of term “encumbrances, reservation, exception, and defects.”
8 Opinion	Read statement.
9 Signature	Enter attorney or title agent’s signature.
10 Date	Enter the date the attorney or title agent signed form.