

The NextAce environment is built around the identification and interpretation of property and people related recorded documents, taxes, court records, and associated information. We access hundreds of unique data sources including geographic title plants, grantor/grantee indexed property records, other property related data sources, tax and assessor websites, websites for images and maps, and other data sources and websites for things like court records, prior policies, terrorist searches, and more. In total, we have data sources available in over 1,600 counties covering 48 states.

This vast data capability gives us the ability to process orders for virtually any property related product type. The real differentiation between a product's definition lies in your requirements. As with all business uses, one company's requirement for a very similar type of product may differ greatly from another's. For this reason, NextAce defines, configures, and implements each solution according to your exact requirements. We literally configure your solution using thousands of settings which, together, form a unique fingerprint to your needs.

Examples of Products Supported on the NextAce Platform

Benechecks – Used to check for recorded documents associated with a trust deed that is entering the foreclosure process.

Legal and Vesting – Delivers a full legal description along with the current vesting associated with the property in question.

Limited Liability – Includes the legal description, current vesting, open tax matters, and liens as well as the items/liens recorded pertaining to the name(s) of the parties that the property is vested in.

O&E – Includes the legal description, current vesting, open tax matters, and liens as well as the items/liens recorded pertaining to the name(s) of the parties that the property is vested in.

Refinance – Similar to the Limited Liability and O&E, this normally includes the legal description, current vesting, open tax matters and liens as well as the items/liens recorded pertaining to the name(s) of the parties that the property is vesting in. This product may also include copies of related parcel and tract maps. It may also include additional search and inclusion of court records, terrorism searches, and more.

REO – Includes information found on the resale product as well as additional rules related to Federal Tax Liens and other items that are subject to different underwriting conditions when associated with a REO transaction.

Resale/Purchase – Includes all of the information normally associated with a refinance transaction. Additionally, this product includes retrieval and interpretation of a prior policy or starter to extract easements, water rights, CC&R's, and other conditions associated with the property in question.

Short Sale – This product includes all of the information normally associated with a resale product with the additional codes and conditions required for a short sale transaction.

Title Search Report – In some markets, the automated search product is subject to regulations that stipulate that a completed title commitment cannot be delivered without confirmation by a licensed professional. The Title Search Report includes all of the search information and components of a refinance or resale transaction (dependent on the product being requested). This information is delivered with all of the extracted components, recorded documents, maps, court records, and all other information ready to be combined and prepared into the title commitment.

TSG – The TSG is required in certain markets to report on a property entering the foreclosure process. In addition to the normal components found and included in the refinance product, this includes all of the related mailing and publication information required for the property and parties.

How It Works

All products start with the system retrieving and interpreting property related information that could combine any of the following:

- Assessor information
- Bankruptcy information
- Court records
- Foreclosure related documents
- General Index (name related)
- Homeowner's association liens
- Parcel and Tract Maps
- Open liens and judgments
- Prior policies (starters)
- Property Chain of Title
- Recorded document images
- Tax information
- Terrorist search
- and more...

Once retrieved and interpreted, this information is combined into your final product. We could return a report, an FTP feed, an XML file, or virtually any other result you require according to your specific requirements.

Or, you can use our Title EDITOR^{2.0} to validate the information we processed and make any required changes prior to completing and delivering your final product.

NextAce's real property intelligence delivers your property related report according to your exact requirements for virtually any residential or simple commercial transaction or requirement.