

# Absolute Title Services and Resources

**Title Insurance:** Owners title insurance  
Mortgage title insurance  
Land contract insurance  
Leaseholders insurance

## **Document Preparation**

- **Preparation of closing packages** for all parties involved, including Seller's and Purchaser's Statements, Tax Proration, Escrow Agreements (if applicable), Homestead Exemption and Property Transfer Affidavit.
- **Warranty and Quit Claim Deeds**, Bills of Sale, Powers of Attorney, Land Contracts, Memoranda of Land Contract and other legal documents can be prepared by our Attorney on staff, Scott R. Broshar. The fees for these items range from \$25.00 to \$100.00 depending on the documents prepared.
- **Preparation of Commitment for Title Insurance.** Turnaround time is typically 3 business days when a prior title policy is turned in (this also provides a discounted premium). We can prepare a pre-commitment before you have an actual sales agreement, which is helpful in making sure there are no title problems that could delay your closing. Once a sales agreement has been signed, the buyer's name(s) will be inserted as well as their lender information, if applicable.

## **Escrow Agent**

- We can hold the earnest money until the closing. We can also hold utility escrows/ repair escrows as appropriate. There is no fee for these services.
- Our office hours are Monday through Friday, 8:00 a.m. to 5:00 p.m. We have someone here to answer any questions you may have during that time. After hours we have voice mail with a prompted company directory.

**Document Recording:** We will record your documents with County offices.

**1031 Exchange:** Call Absolute Title for details.

## **LOCAL UTILITY COMPANY TELEPHONE NUMBERS**

<b>Electric</b>		<b>Water and Sewer</b>	
DTE Energy	(800) 477-4747	Ann Arbor	(734) 994-2666
Consumers Power	(800) 477-5050	Ypsilanti	(734) 484-4600
		Milan	(734) 439-1501
		Saline	(734) 429-4907
		Superior Twp	(734) 482-6099
		Chelsea	(734) 475-1771
DTE Energy	(800) 477-4747	Brighton	(810) 227-1911
Chelsea Village Office	(734) 475-1771	Pittsfield Twp	(734) 944-1325