

RECONVEYANCE SERVICES, INC.

Serving Title and Escrow Companies



RECONVEYANCE
SERVICES

Immediate Release Relief.

EVERY TIME YOU OPEN A CLOSED FILE YOU LOSE MONEY.



Virtually all closed-file activity (on average, 95%) is associated with the tracking and processing of trust deed releases. They're bandits, stealing precious resources and staff time from open, revenue-generating business. Consequently, releases (reconveyances) often sit and multiply until there's an opportune time to process them. Unfortunately, it seldom comes.

How many reconveyances are piling up in your office? When will your staff get to them?

How much will they cost your company?

NOW YOU CAN KEEP CLOSED FILES CLOSED. FOREVER.

Introducing complete release services for title and escrow companies.

Reconveyance Services, Inc. (RSI) provides innovative, highly efficient services and programs that relieve title and escrow companies of their release burden.

What can be quite cumbersome is now ridiculously simple: you outsource all your release tracking to RSI.

We do the rest:

- Coordinate trustees, lenders, county recorders and borrowers.
- Chase missing original documents.
- Correct and generate required documents.
- Comply with state and county requirements.
- Get necessary signatures.
- Disburse funds.
- Obtain release recording numbers.
- And more.

RSI provides status every step of the way. But you'll probably find that we complete nearly all of your releases before you give them a second thought.

Isn't that the way it should be?



You pay nothing. Your customer pays a small fee. And everyone is happy.

How much does our service cost? Nothing for you and very little for your customer, about the price of lunch. Research indicated that borrowers have no objection to paying a small service fee at closing to expedite their recorded release and ensure that their paid-off loan no longer encumbers their property.

How do we keep our fee low and satisfaction high? Through volume, efficiency, technology, and experience.

Streamlined, secure release processing.

RSI sets the standard for trust deed release processing in the United States. And we keep finding new ways to raise it.

By combining a state-of-the-art proprietary database with veteran industry professionals, we've automated processes and developed procedures that enable us to complete massive volumes of releases, most in a very short time frame.

Our system also allows us to easily integrate our clients' unique business practices, accommodate sudden volume increases, and meet the growing industry demand for release services.

How our reconveyance service works.

1 You prepare a "release package," complete with the few pieces of supporting documentation necessary, and funds. You can



also send "release packages" electronically.

- 2** You place all the "release packages" (or just the fee checks if you choose to submit the packages electronically) in our special courier bag that we leave at your office. We pick up the courier bag at regular weekly intervals for processing.
- 3** You refer any release-related inquiries directly to us. We handle everything.
- 4** You can track the progress and recording numbers of your releases on our Web site or with our monthly reports.

Major features of our release services and programs.

Experienced, professional service. Like you, we're industry professionals with decades of knowledge and experience. The main difference: Trust deed releases and related services are all we do. We maintain

HOW YOUR BUSINESS BENEFITS

- 1 Reduce your overhead expenses.**
Eliminate release-related staff time, long-distance phone usage, mail and courier charges, and more.
- 2 Increase your revenue.**
Maximize your resources and staff productivity on open, revenue-generating business.
- 3 Improve customer satisfaction.**
Timely, accurate release processing results in happier customers and increases the likelihood of referrals.

consistent tracking efforts through market fluctuations. Exceptional service is always our top priority.

Convenient pickup at your office. We place a courier bag in your office for you to fill with all your reconveyance-related activity. We pick up the courier bag on a regular basis for processing.

Cutting edge technology. Through the ease of email and scanned documents, you can send your "release packages" electronically. And you can access up-to-the-minute

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information on all your releases via the Client page on our Web site. Our proprietary database is designed to be easily adaptable to the ever-changing demands of the industry.

Disbursement of release fees. You transfer release fees collected in closing to us and we disburse them, as needed. You simply zero out escrow accounts upon closing.

Real-time online status and monthly reporting. It's easy to track your releases and get recording numbers. You can get real-time status through the Client page on our Web site, as well as receive comprehensive monthly reports in hard-copy format.

In-house research. We have our own research department, which allows us to collect public record information quickly and cost-effectively.

Legal compliance. We complete all reconveyances and related services in accordance with applicable state and county laws.

"Cleanup" service. As part of our program, we "clean up" all release-related activity in your old files, not just your current files when you begin our service.

Data security. Secure, confidential handling and processing are a hallmark of our service. RSI has strict physical and logical access control procedures to safeguard all client and customer data. Hard-copy files are kept on RSI premises in a secured room. Logical access to RSI's private local area network (LAN) requires a user account, logon, and password.

Fully insured. To protect our clients and their customers, RSI is fully insured for errors and omissions.

Never a trustee. RSI does not act as, or ever seek to be, an appointed trustee. So there is never a conflict of interest.

Additional services. RSI also offers release services to mortgage lenders, and provides additional services such as trustee support, manufactured home title eliminations, recording, and document research and retrieval.

Over 200 years of industry experience.

RSI knows your profession first hand, including the daily pressures and frustrations. We've spent our careers working in the same field. Our staff has more than two

centuries of collective experience in escrow closing, title examining, and mortgage servicing. RSI employs more than 75 people at our various offices, processing center, and in the field. All are ready and abundantly able to help when you call on them.

About Reconveyance Services, Inc.

RSI was founded in 1996 as a groundbreaking business that relieves title and escrow companies of the time-consuming, costly task of tracking trust deed releases. RSI also serves the mortgage lending industry, and provides related services such as trustee support, manufactured home title eliminations, recording, and document research and retrieval.

RSI is headquartered in Monroe, Washington (in the Seattle metro). We serve clients in Washington State, Oregon, Idaho, Utah, Texas, and beyond.

Shed your reconveyance burden. Contact RSI today.

Find out how our release services and programs can help you reduce overhead, increase revenue, and improve customer satisfaction.

Call toll-free **800-563-2425** or email **info@reconveyanceservices.com**

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