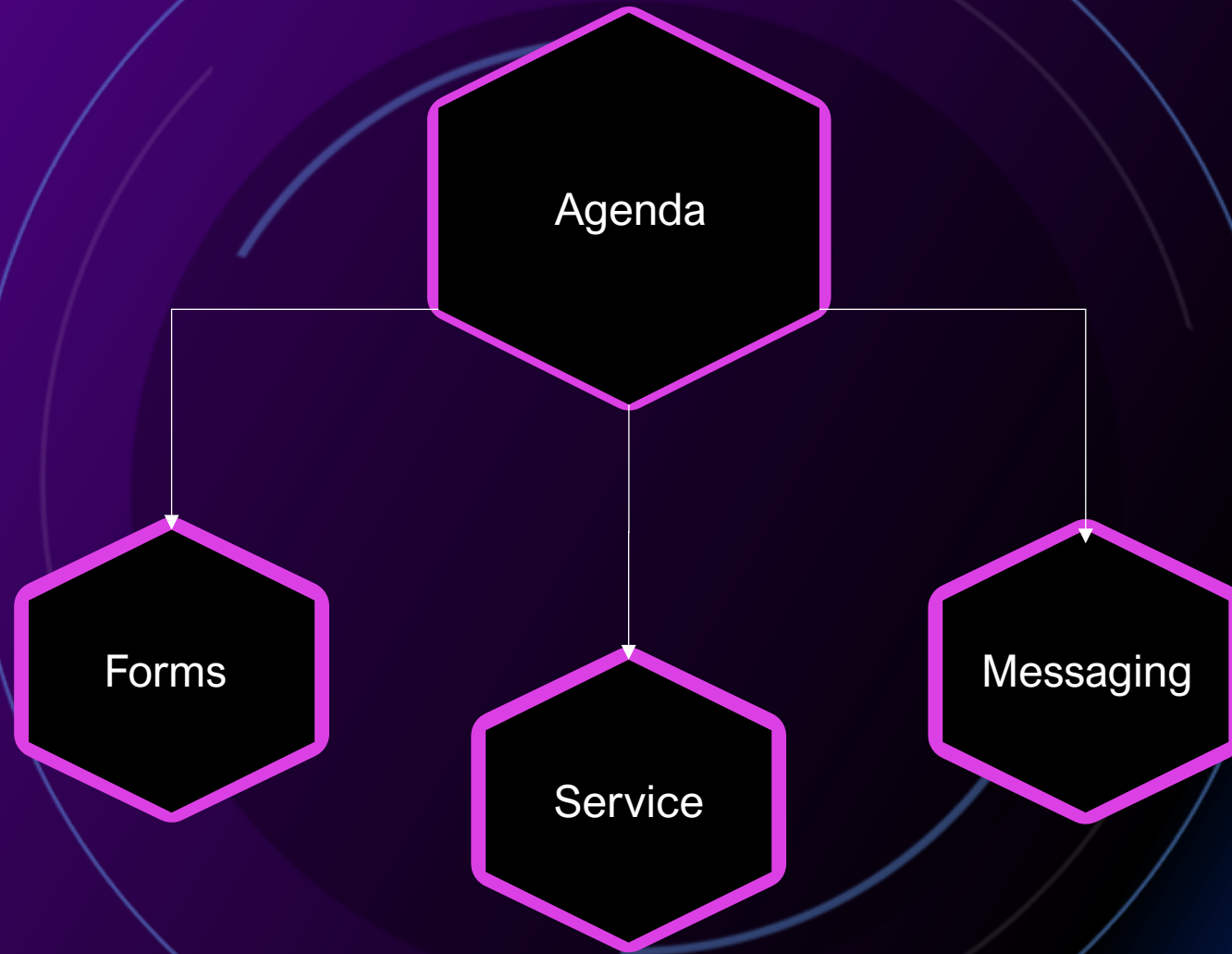




# TITLE SERVICE

REIMAGINED



THE POWER OF  
FORMS

https://

All fields marked with \* are required and must be filled.

# KENSINGTON VANGUARD

NATIONAL LAND SERVICES

Please complete as fully as possible. If you want a copy of the completed documents you will have an opportunity to download them AFTER you click SUBMIT button. NOTE: You must click the submit button to securely return the completed information sheet to .

## BUYER INFORMATION SHEET

**File Number**  
3197201-S-FL-RP-ASH

**Property Address Being Purchased**  
102 columbus ave, Orange Park, FL 32003

**Current Address**


- Privacy Policy ▶
- Refund Check Agreement ▶
- Loan Information ▼
- Transaction Professionals ▶
- Additional Information ▶
- Wiring Instructions ▶

Please confirm that the information entered above is accurate to the best of your knowledge by checking the box and typing your name below.

I/We confirm that the information provided above is accurate to the best of my/our knowledge \*

**Completed by: \***  
\_\_\_\_\_  
(Your Name)

You must click Submit to securely send this information to . Failure to click submit may delay the processing of your closing.

 ACCESSIBILITY ENABLED FORM

# EMBED

Challenge the status quo for speed, service and reliability.

Forms are emailed to title clients, collect data and auto populate Order Fields.

https://

All fields marked with \* are required and must be filled.

# KENSINGTON VANGUARD

NATIONAL LAND SERVICES

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## BUYER INFORMATION SHEET

**File Number**  
3197201-S-FL-RP-ASH

**Property Address Being Purchased**  
102 columbus ave, Orange Park, FL 32003

**Current Address**

Privacy Policy

Refund Check Agreement

Loan Information

**Are you purchasing this property with a loan or cash? \***

- Loan  
 Cash  
 Other

Transaction Professionals

Additional Information

Wiring Instructions

Please confirm that the information entered above is accurate to the best of your knowledge by checking the box and typing your name below.

I/We confirm that the information provided above is accurate to the best of my/our knowledge \*

**Completed by: \***

(Your Name)

You must click Submit to securely send this information to . Failure to click submit may delay the processing of your closing.

Submit

# DYNAMIC

Forms adapt to how users enter information.

Choosing a Loan will generate more questions to answer.

https://

All fields marked with \* are required and must be filled.

# KENSINGTON VANGUARD

NATIONAL LAND SERVICES

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## BUYER INFORMATION SHEET

**File Number**  
3197201-S-FL-RP-ASH

**Property Address Being Purchased**  
102 columbus ave, Orange Park, FL 32003

**Current Address**

Privacy Policy

Refund Check Agreement

Loan Information

Are you purchasing this property with a loan or cash? \*

- Loan
- Cash
- Other

**Lender's Name \***

**Lender Contact Name \***

**Lender's Address**

Street Address

Street Address Line 2

City

State / Province

Postal / Zip Code

**Lender's Email \***

**Lender's Phone \***

**Lender's Fax**

Transaction Professionals

Additional Information

Wiring Instructions

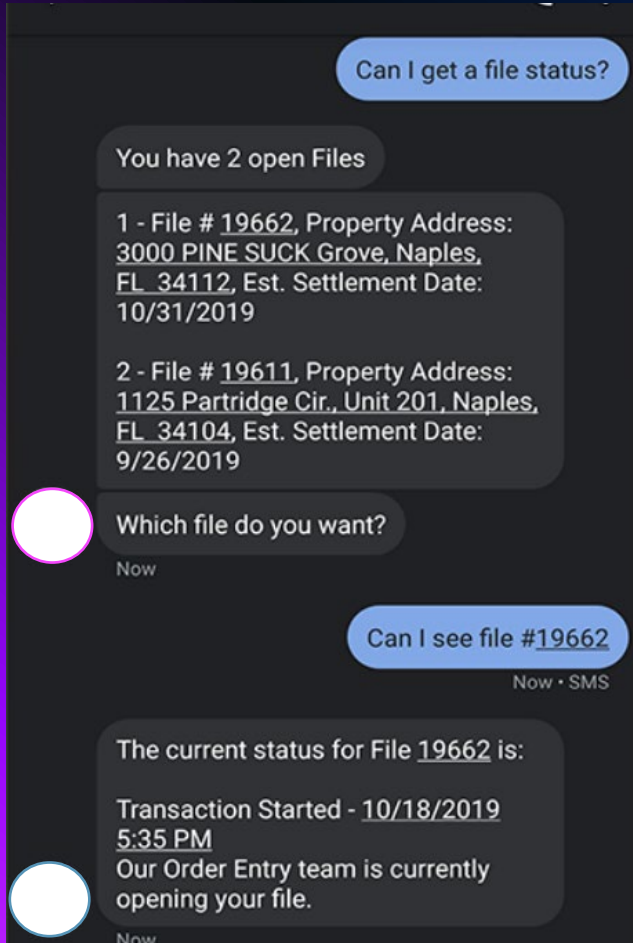
Please confirm that the information entered above is accurate to the best of your knowledge by checking the box and typing your name below.

I/We confirm that the information provided above is accurate to the best of my/our knowledge \*

# OPTIMIZE

The technologies to bring the title industry into the future have arrived.

# ARTIFICIALLY INTELLIGENT SERVICE



## SMS

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A service representative available 24/7.

Use natural language to get order information on one or more active orders.

Download documents directly to your phone.

Without human interaction, as fast as the internet can deliver.



# COMMONLY ASKED QUESTIONS

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How to Mail or Drop Off Deposit?

Get Deposit Wiring Instructions.

Who should checks be made to?

Will you send Closing instructions?

When and where is my closing?

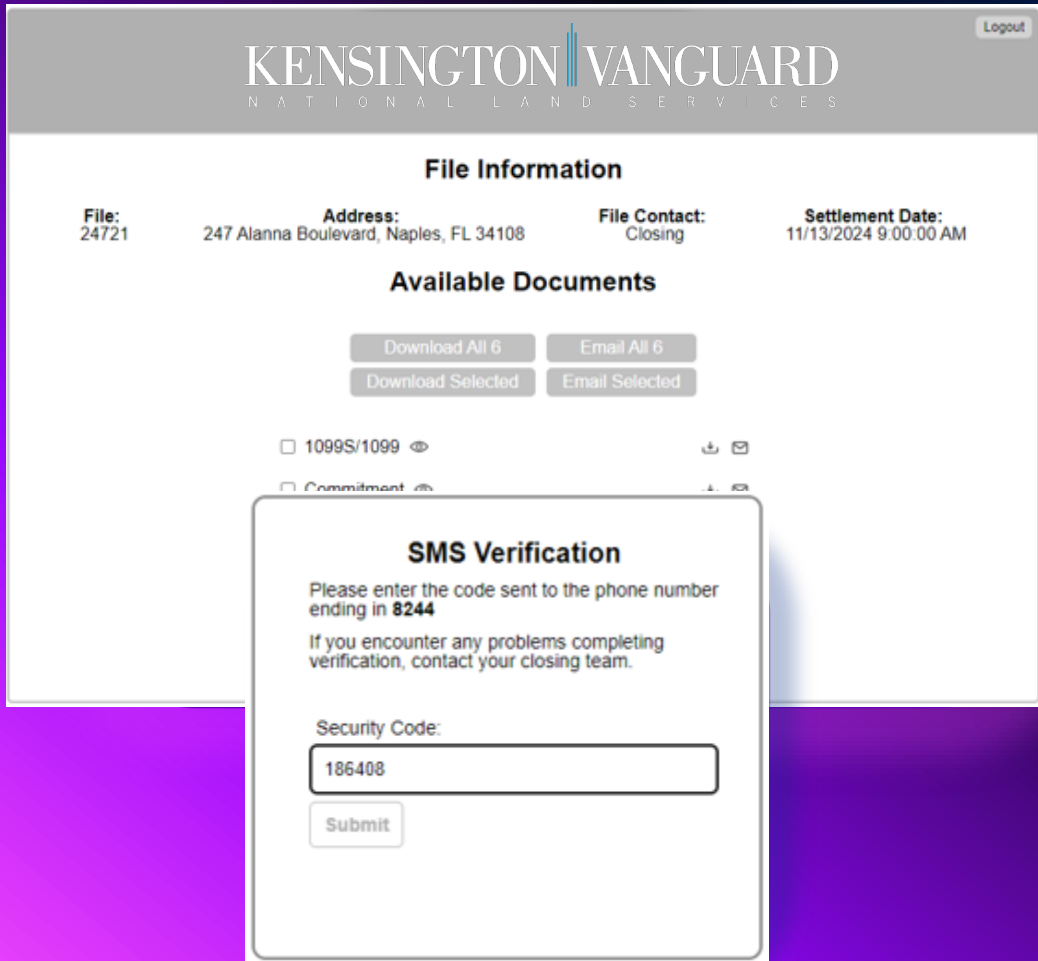
Who is my closer?

How do I pay Closing Costs?

Rate information.

This is just a sample of a matrix of available questions.

Unanswered questions are emailed to a service representative.



# PORTAL

Downloading documents to a phone is not always ideal, so we've made documents available online as well.

OUTBOUND  
MESSAGING

# CUSTOM HTML



1



ESCROW  
OPENED

2



TITLE REPORT  
COMPLETE

3



CLOSING  
SCHEDULED

4



FUNDING  
COMPLETE

# CUSTOM HTML

**Glenn Asher**  
The Title Guy  
Tel - 646.296.2365  
eFax - 646.390.7562  
[Gasher@kvnational.com](mailto:Gasher@kvnational.com)  
[www.AsktheTitleGuy.com](http://www.AsktheTitleGuy.com)  
[www.kvnational.com](http://www.kvnational.com)

**KENSINGTON | VANGUARD**  
NATIONAL LAND SERVICES

- Download My App
- View My InstaCard
- Leave us a Review
- See Our KV Locations
- Schedule a call with The Title Guy

**WE DO NOT ACCEPT OR REQUEST**

All communications are delivered professionally with a customized design look and feel.

# COMMUNICATION MILESTONES

---

Order Opened

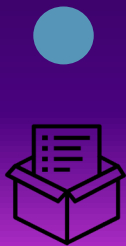
Earnest Money Deposits

Title Commitments

Closings Scheduled

Funding Complete

# ORDER OPENED



# ORDER OPENED



KENSINGTON VANGUARD  
NATIONAL LAND SERVICES

1 ESCROW OPENED 2 TITLE REPORT COMPLETE 3 CLOSING SCHEDULED 4 FUNDING COMPLETE

Congratulations on your accepted offer! We look forward to working together to ensure a smooth and seamless transaction.

1. The property address can be used for the memo / notes section on the transfer form.
2. Wires are not the only option, if you would like to request an alternate method of Escrow delivery please contact your closing coordinator
3. **Please complete this secure form to provide important information required to complete your closing on time - [Buyer Information Sheet](#)**
4. All parties will be contacted by one of our closing coordinators to verify personal information over the phone.
5. An escrow letter will be sent to all parties upon receipt of the initial deposit, and all subsequent wires thereafter.
6. Lender title orders can be emailed to [ATTGorders@kvnational.com](mailto:ATTGorders@kvnational.com)

Note: [Link to Form](#)



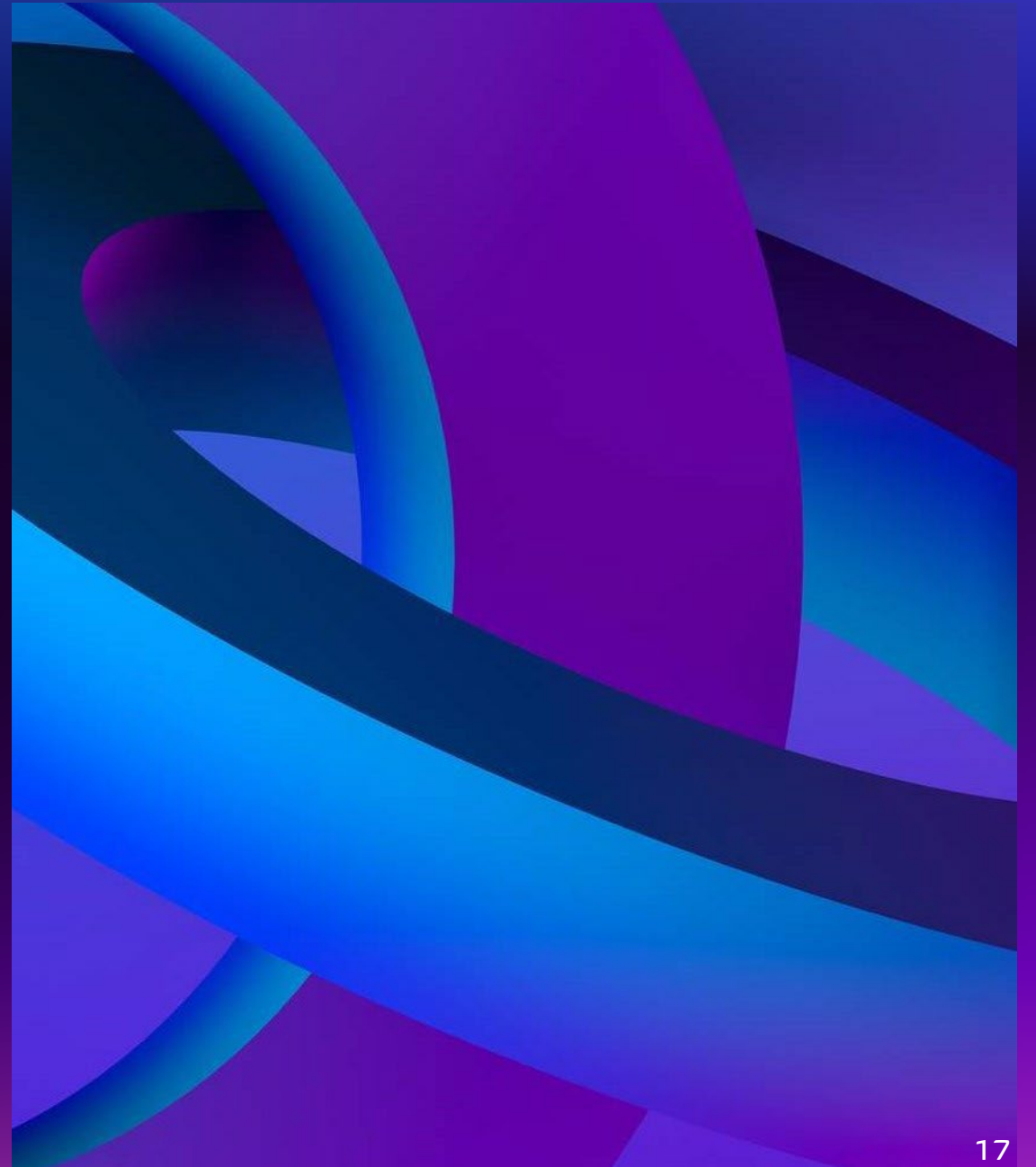
# ORDER OPENED RECIPIENTS

Tailored information delivered to groups of contacts.

- **BUYER\***
- **SELLER\***
- **BUYER AGENT\***
- **LISTING AGENT\***
- **BUYER ASSOCIATED**
  - Buyer Attorney
  - Lender
  - Any Additional party to the transaction
- **SELLER ASSOCIATED**
  - Seller Attorney
  - Any Additional party to the transaction

All parties receive an Order Confirmation attachment.

\* INDICATES A FORM MESSAGE



# SECURE DOCUMENT DELIVERY

All parties receive a copy of the order confirmation via email attachment.

**KENSINGTON VANGUARD**  
NATIONAL LAND SERVICES

**TITLE ORDER CONFIRMATION**

Title Number: [REDACTED]  
Order Date: February 20, 2024  
Transaction Type: Purchase  
Product Type: Straight  
Order Type: Title & Escrow  
Survey Instructions: No Survey Needed  
Municipal Searches Required: No  
Purchase Price: \$250,000.00  
Loan Amount: \$237,500.00  
Loan No.: [REDACTED]

---

**Property Information**

Property Address: [REDACTED]  
County: Miami-Dade  
Property Type: Condo

---

**Parties Involved**

Buyers Receive a copy of the wiring instructions via their Secure Form.

Transaction Professionals

Additional Information

Wiring Instructions

**KENSINGTON VANGUARD**  
NATIONAL LAND SERVICES

**WIRING INSTRUCTIONS**


**\*FLORIDA PROPERTIES\***

# EARNEST MONEY DEPOSIT

Earnest Money Confirmations will be attached to outbound emails when received.

Additional emails will go out for additional deposits.

Escrow Letter.emd.txt  
222 bytes



**KENSINGTON VANGUARD**  
NATIONAL LAND SERVICES

**KENSINGTON VANGUARD** Closing Status Update  
NATIONAL LAND SERVICES

Escrow Deposit Received

Property Address: 102 columbus ave, Orange Park, FL 32003

This letter is to confirm receipt of the initial deposit on the above referenced transaction.  
If you have any questions, please feel free to contact me at the information listed below.

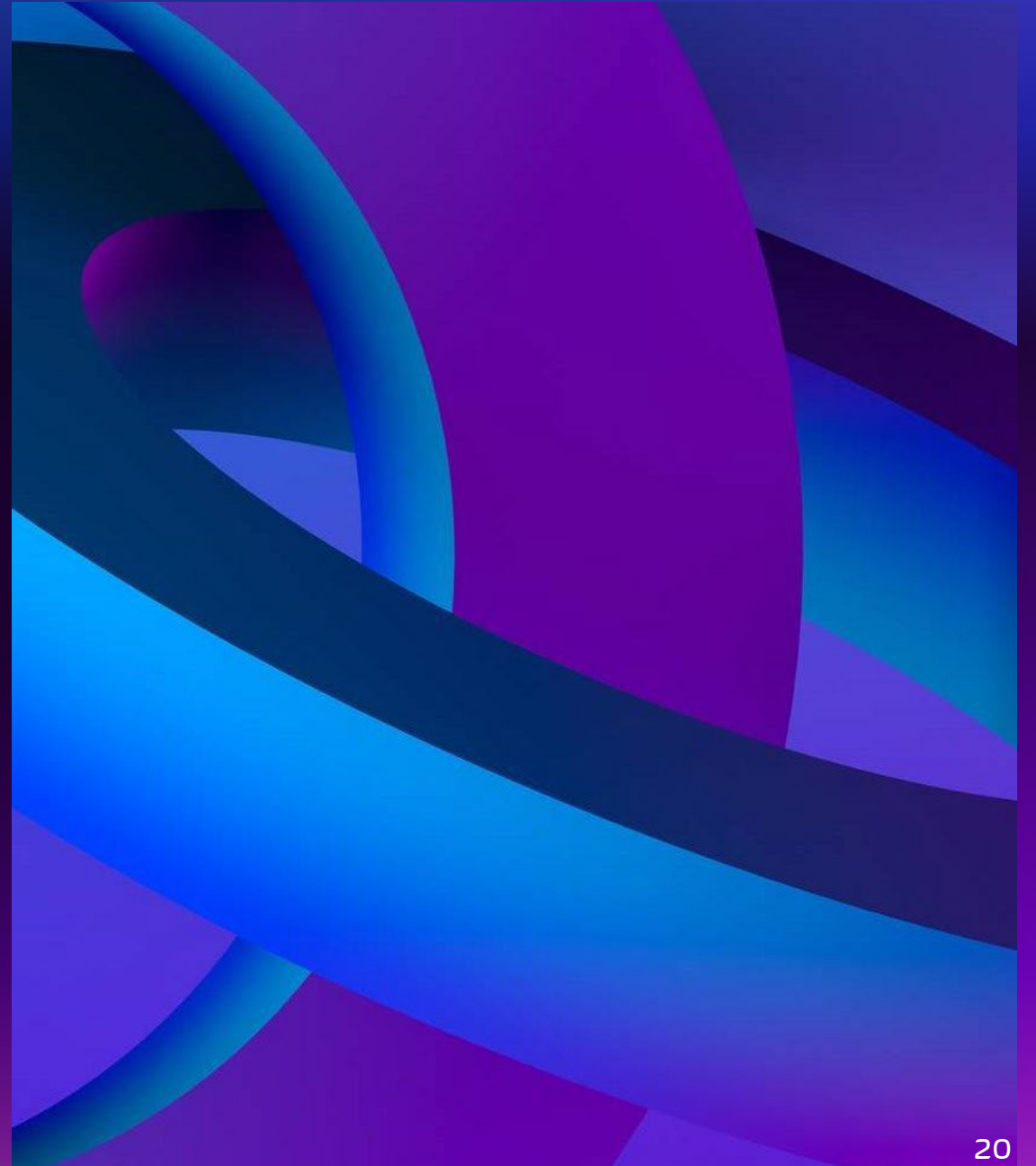
Alex Gonzalez  
Settlement Department

KENSINGTON VANGUARD

# EARNEST MONEY DEPOSIT RECIPIENTS

- BUYER
- BUYER ATTORNEY
- LENDER
- LISTING AGENT
- SELLER
- SELLING AGENT
- SELLER ATTORNEY
- ANY ADDITIONAL  
PARTY

All parties receive an Escrow Letter attachment.



# TITLE COMMITMENT




# TITLE COMMITMENT

## RECIPIENTS

- Buyer
- Buyer Attorney
- Lender
- Listing Agent
- Seller
- Selling Agent
- Seller Attorney
- Any additional Party

\*Includes Title Commitment Attachment



1 2 3 4

ESCROW OPENED TITLE REPORT COMPLETE CLOSING SCHEDULED FUNDING COMPLETE

The Title Commitment for 102 columbus ave, Orange Park, FL 32003 is complete and attached hereto. This document discloses any liens, defects, and/or burdens and obligations that affect the subject property.

Sincerely,

Alex Gonzalez  
Settlement Department  
**KENSINGTON VANGUARD**  
NATIONAL LAND SERVICES

# CLOSING SCHEDULED



# CLOSING SCHEDULED

Separate Emails for Buyers and Sellers

## BUYER RECIPIENTS

- Buyer
- Buyer Attorney
- Lender
- Selling Agent
- Any additional Party

## SELLER RECIPIENTS

- Listing Agent
- Seller
- Seller Attorney
- Any additional Party

1 2 3 4

ESCROW OPENED TITLE REPORT COMPLETE CLOSING SCHEDULED FUNDING COMPLETE

CLOSING SCHEDULED

Please be advised that the closing has been scheduled for:

Seller Org Main to buyer Main

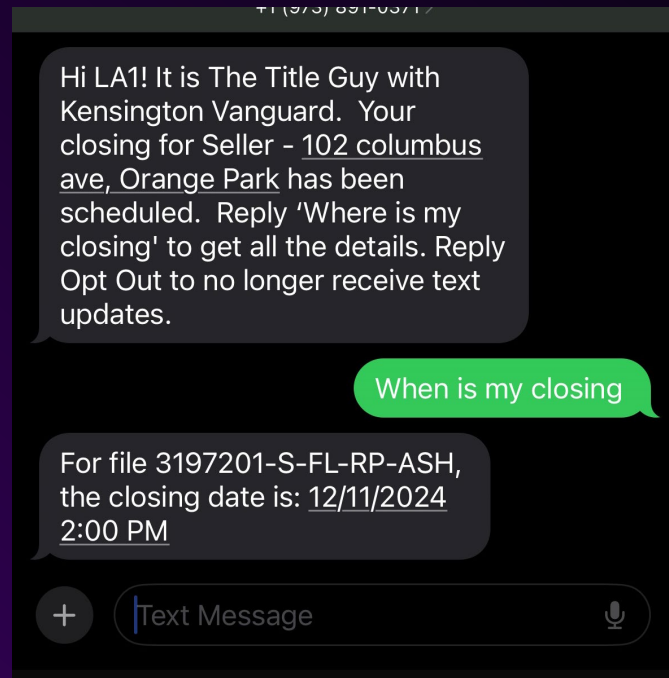
102 columbus ave, Orange Park

Date & Time: 12/11/2024 2:00 AM  
Location:  
Kensington Vanguard National Land Services, LLC  
777 Brickell Avenue, 9th Fl, Suite 09145  
Miami, FL 33131



# SMS CLOSING NOTIFICATIONS

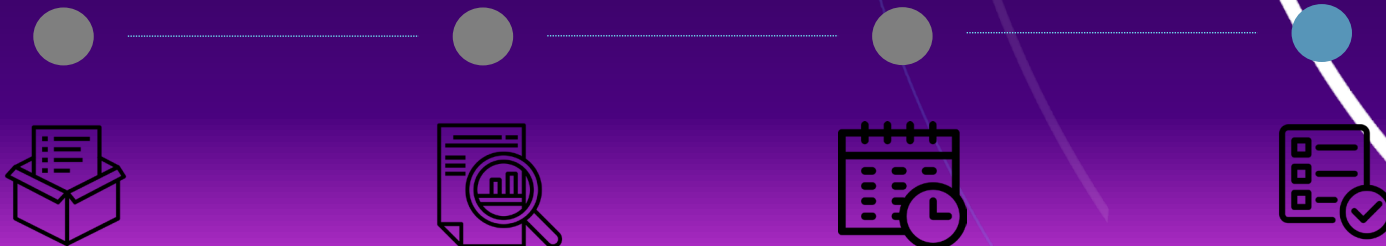
---



Personalized text messages with natural language conversation.

Keep all parties up to date with the latest times and locations for closings.

FUNDING  
COMPLETE

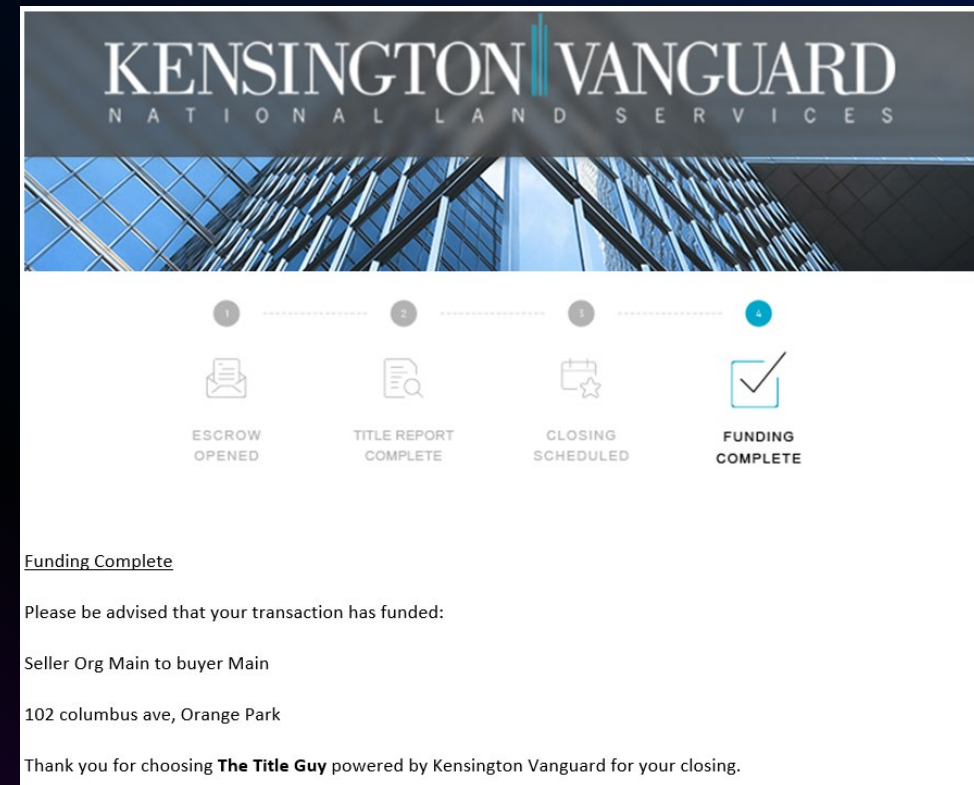


# FUNDING COMPLETE

## RECIPIENTS

- Buyer
- Buyer Attorney
- Lender
- Listing Agent
- Seller
- Selling Agent
- Seller Attorney
- Any additional Party

\*Includes Title Commitment Attachment



**KENSINGTON VANGUARD**  
NATIONAL LAND SERVICES

1 ESCROW OPENED 2 TITLE REPORT COMPLETE 3 CLOSING SCHEDULED 4 FUNDING COMPLETE

Funding Complete

Please be advised that your transaction has funded:

Seller Org Main to buyer Main

102 columbus ave, Orange Park

Thank you for choosing **The Title Guy** powered by Kensington Vanguard for your closing.

# FUNDING COMPLETE DOCUMENT DISTRIBUTIONS

---

Document	Recipient(s)
Seller Proceeds	Seller Seller's Attorney
Mortgage Payoff	Seller's Attorney
Listing Agent Confirmations And Commissions	Listing Agent
Executed Deed	All Parties

# THANK YOU

---

Glenn Asher

Kensington Vanguard

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