

# ABSTRACTING & TITLE SEARCH REQUIREMENTS FOR RESIDENTIAL TRANSACTIONS



IOWA TITLE GUARANTY  
A DIVISION OF IOWA FINANCE AUTHORITY

PURCHASE		PRIOR TO CLOSING	PRE-CLOSING (DAY OF CLOSING)	POST-CLOSING
No Commitment	No CPL	Abstract continuation recommended.	Pre-Closing Search recommended.	One of the following <u>required</u> : - Abstract continuation, OR - Abstractor Post-Closing Search if abstract continuation completed prior to closing.
Commitment	No CPL	Abstract continuation <u>required</u> .	Pre-Closing Search recommended.  If Gap Coverage is requested, a day of closing search is <u>required</u> .	One of the following <u>required</u> : - Abstract continuation, OR - Abstractor Post-Closing Search.
Commitment	CPL	Abstract continuation <u>required</u> .	Pre-Closing Search <u>required</u> .	One of the following <u>required</u> : - Abstract continuation, OR - Abstractor Post-Closing Search.

REFINANCE		PRIOR TO CLOSING	PRE-CLOSING (DAY OF CLOSING)	POST-CLOSING
No Commitment	No CPL	Abstract continuation OR Form 900 recommended.	Pre-Closing Search recommended.	One of the following <u>required</u> : - Abstract continuation, - Abstractor Post-Closing Search if abstract continuation completed prior to closing, - Form 901 if Form 900 completed prior to closing, OR - Form 900 and Form 901 completed post-closing.
Commitment	No CPL	Abstract continuation OR Form 900 <u>required</u> .	Pre-Closing Search recommended.  If Gap Coverage is requested, a day of closing search is <u>required</u> .	One of the following <u>required</u> : - Abstract continuation, - Abstractor Post-Closing Search if abstract continuation completed prior to closing, OR - Form 901 if Form 900 completed prior to closing.
Commitment	CPL	Abstract continuation or Form 900 <u>required</u> .	Pre-Closing search <u>required</u> .	One of the following <u>required</u> : - Abstract continuation, - Abstractor Post-Closing Search if abstract continuation completed prior to closing, OR - Form 901 if Form 900 completed prior to closing.

**The Forms 900/901 may only be used when certain eligibility requirements have been met.** Please refer to Iowa Title Guaranty's Form 900/901 Manual for detailed information.

The **Pre-Closing Search**, also known as the **Day of Closing Search**, must be completed **in writing** by a participating abstractor immediately prior to closing. The certification date should be as close to the time of closing as possible. The deed and mortgage must be recorded immediately after closing but in no instance later than 10 business days following the Pre-Closing Search certification date. The written search must show the same information as required in an abstract continuation.

The **Post-Closing Search** must be completed **in writing** by a participating abstractor. The written search must show the same information as required in a final abstract continuation. ITG does not require a specific template. The Post-Closing Search is not analogous to, and should not be confused with, the Form 901, which is a separate search product.