

Tax Watch®

Reduce the risk of collateral loss resulting from delinquent taxes and/or tax sales.



Minimize Your Risk

From individual loans to portfolios of loans, TaxWatch from First American provides tools for mitigating the risk associated with home equity loans and loans in default or foreclosure. Additionally, TaxWatch optimizes your due diligence process. With this powerful and easy-to-use solution, you will have greater visibility and insight into the tax status of your loans.

Powerful, Fast, Accurate

TaxWatch is an automated database solution offered by First American to assist lenders in monitoring the risk of collateral loss resulting from delinquent taxes and/or tax sales. First American has built a database of 135 million parcels with more than 25 million delinquent tax and tax sale records which is updated routinely to include recent payments and new delinquencies.

Flexible Access to Data

With TaxWatch, receive the data you need in the format you want. Flexible access options enable you to obtain data via a one-time periodic match, batch process, or interactive query through our web portal. Data is regularly updated and refreshed thereby providing the most accurate and recent data possible.

First American can process a portfolio through a one-time or periodic match with as little information as property address. In all cases, the property address will be standardized for the highest level of matching to the First American databases to derive corresponding taxing authorities and tax identification numbers which is processed against our Delinquent Tax Database. A report or file is produced identifying properties found with delinquent taxes and/or a tax sale indicator as well as loans with taxes paid current and items not found in our database.

▼ Key Benefits of TaxWatch:

- ▼ Track loans in first lien position on a periodic basis
- ▼ Track second liens which may have moved into a first lien position
- ▼ Review the status of real estate property taxes on loans moving into default
- ▼ Review portfolio for sales and acquisitions
- ▼ Generate leads for second and reverse mortgages
- ▼ Anticipate default through predictive tools



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▼ Reports include the following information:

- ▼ Items identified as potential tax sales
- ▼ Items identified with tax delinquency
- ▼ Items paid current
- ▼ Items where no data was available
- ▼ Summary report on overall results

▼ Data required for portfolio review:

- ▼ Street number
- ▼ Street address
- ▼ City
- ▼ State

Portfolio Sweep for Property Tax Payment Status

For items not found through the TaxWatch database match process or for loans found with delinquent taxes requiring an updated pay-off amount, a Tax Redemption statement can be ordered from First American.

Tax Redemptions

A tax redemption document contains all applicable property tax data for each parcel searched such as: situs (property) address, owner, current and delinquent tax information and taxing authority information.

Redemption responses include the following:

- ▼ Client-provided data as necessary to process the order
- ▼ Taxing authority name, address, telephone number, bill frequency, and delinquency date
- ▼ Tax identification number(s)
- ▼ Tax year
- ▼ Bill description, if known (regular tax bill, fee, special assessment)
- ▼ Status – due, delinquent or paid
- ▼ Delinquent tax years



First American
Real Estate Tax Service

800.508.8733 ▼ www.firstam.com