

Questions & Answers for Title Services:

- 1) What is meant by an abbreviated title search? Would this be a title report?

Yes, a title report would be acceptable.

- 2) Will a title commitment be accepted as a title opinion?

Yes, as long as it is rendered by a title attorney.

- 3) Abstracts can only be provided by licensed certified abstract plants in the county the property is located in. Would these abstractors be considered subcontractors?

If the provider does not also provide abstracting services, then yes abstractors would be considered subcontractors under this RFP.

- 4) Abstract rates are based on rates filed with and approved by the Oklahoma Abstractors Board by each abstract company. Without knowing the county each property is located in, we won't be able to provide the information.

Thank you for bringing this to our attention. You may provide the rates posted by the Oklahoma Abstractors Board.

- 5) Abstractor rates are posted at [OAB Directory & Rates \(oklahoma.gov\)](http://oklahoma.gov). Is this an acceptable way of handling pricing?

Yes. You may provide the rates posted by the Oklahoma Abstractors Board.

- 6) Preconstruction reports – there is no way to give an amount. Would a range be acceptable? It will depend on the county and the person making the report.

Yes, a range would be acceptable.

- 7) In the C.4. Foreclosure and Tax Sale Services, title companies do not draft court pleadings. Foreclosure commitments are prepared which provides the outstanding taxes and liens.

The production of Foreclosure commitments will be fine. Any court pleadings/proceedings would be produced by OHFA's counsel.

- 8) Will outside counsel be hired to handle the foreclosures? Some of provisions appear to be outside of the scope of title and could be considered the practice of law. Title can assist in providing relevant information filed in the public record in the event of a foreclosure but would not be able to act as counsel.

Yes, OHFA's general counsel will handle any foreclosure proceedings. The selected title services provider would be expected to provide any relevant information filed in the public record in the event of a foreclosure.

- 9) What is meant by "assist in efforts related to redemption from tax sales as needed."?

The selected title services provider would be expected to provide certified copies of any tax liens, as well as any relevant information filed in the public record in the event of a foreclosure/tax sale, including the redemption from a tax sale.