

HT2 Alert 2010-03 Misleading Solicitation for Certified Copy of Deed

The "Title Compliance Office" is sending out misleading solicitations disguised as a governmental agency to collect fees in advance. The company mails "Urgent" letters and response forms to consumers, telling them that the U.S. Government Federal Citizen Information Center recommends that property owners should have a certified copy of their property deed. The solicitation is designed to entice consumers to pay \$157.00 to obtain a deed.

Your deed is held by the County Recorder's Office and can be obtained free or at a low cost. A check of County Recorder's Offices in Central California showed that the cost of obtaining a copy of a property deed actually ranges from \$1.50 to \$6.00.

Below is a link to the Better Business Bureau page regarding this deception. Please take a moment and review the information.

<http://www.la.bbb.org/Business-Report/Title-Compliance-Office-100078755>

Attached is a sample one of our clients received in the mail. If you have any questions, please contact us.

Hamilton Tharp, LLP

Title Compliance Office

2010

Records Retrieval Division
P.O. Box 24040
Los Angeles, California 90024-0040
(800) 481-0136

APN: 4163-015-016 Deadline: 05/21/2010



NOTE: Due to property foreclosures and loan modifications in your county you should obtain a copy of your Grant Deed.

Notice for Los Angeles County Property Owners

Public records show that a property Grant Deed was recorded on your property; this indicates there is ownership interest in the property located at .

At the time of purchase or refinancing of your property, a deed was created that shows the title was transferred to you. This deed was recorded by Los Angeles County Clerk.

The U.S. Government Federal Citizen Information Center recommends that property owners should have an official or certified copy of their Grant Deed. If you do not already have this important document, you should to obtain one Now. This document provides a record that your property was legally transferred to you. It shows you have ownership interest in the property and most of all; you are the just owner of the property.

To obtain an official certified copy of your Grant Deed, complete the order form below and return it in the enclosed envelope with your processing fee of one hundred fifty seven dollars payable to: Title Compliance Office.

**TO ASSURE PROMPT PROCESSING RETURN NO LATER THAT THE REQUESTED DEADLINE
Make check or money order for \$157.00 payable to Title Compliance Office.**

This may be our only notice to you. Title Compliance Office will obtain an official certified copy of your Grant Deed from the County Recorder's Office and mail it to you. Title Compliance Office will take approximately 30 days to process your application; do not delay obtain a copy now.

Refund policy: If for any reason Title Compliance Office is unable to prepare for submission an application to the County to obtain a copy of your Grant Deed, you will immediately receive a full refund, all other refunds must be requested in writing via USPS along with reason for cancellation before our processing service is completed. Title Compliance Office is a private non-governmental company, nor government endorsed. We help homeowners obtain important property documents they must have.

RETAIN THIS COPY FOR YOUR RECORDS

DETACH AND MAIL THIS STUB WITH YOUR PROCESSING FEE CHECK OR MONEY ORDER

AUTHORIZATION FORM – GRANT DEED REQUEST

Amount Paid \$ _____

FEE PAYMENT DEADLINE 05/21/2010—\$157.00

To assure prompt processing return prior to deadline.

MAKE CHECK PAYABLE TO: TITLE COMPLIANCE OFFICE

Please write the APN Assessor's Parcel Number on the check or money order.

As an owner of the real property identified on the front of this authorization, I authorize Title Compliance Office to prepare, sign an application and/or requesting a certified copy of my Grant Deed.



APN: 4163-015-016

TITLE COMPLIANCE OFFICE

P.O. Box 24040

Los Angeles, CA 90024-0040 Phone: () _____

Signature _____

Date: _____

PLEASE MAKE SURE TO SIGN AUTHORIZATION AND CHECK. REQUEST CAN'T BE PROCESSED WITHOUT YOUR SIGNATURE.