

Let's face it, there are many moving parts in the typical real estate transaction. Multiply that by the number of units in a condominium conversion or new construction project, and then by the number of properties you are trying to deliver and your job can seem overwhelming.

Now picture a custom designed workflow solution that incorporates all the key partners including Developer, Sales, Lending and Title into a pre-configured system designed to keep everything moving along on time, every time.

We identify all of the individual "Tasks" that must be accomplished, from signing a contract to following up on releases after closing. Then we link these individual Tasks into a Task List and create a playbook that everyone follows. In programming these Tasks we can:

- Assign responsibility to the appropriate people
- Start a Task by completing another Task
- Set predetermined completion deadlines
- Trigger an email if completion is overdue
- Fire off an email upon completion
- Provide desktop alerts on what to do next
- Start or complete a Task upon adding a certain document

Our title production system is centered around a cloud-based SQL database so we can also:

- Custom design automated reports
- Offer real-time updates to website users
- Offer 24/7/365 access from anywhere

From property acquisition to closing the final unit, *Rest Assured*, Benefit Title has the experience and technology to make your project a success!

Rob Young and Doug Heverly have successfully managed the closings of numerous condominium conversion and new construction projects including:

- The Madison at St. Pete
- 1010 Central
- The Sage
- The Madison at SOHO
- The Villas at Carrollwood
- Box Factory Lofts
- Art Center Lofts
- SunRidge of Tampa Bay
- The Gallery at Bayport
- The Parkside of One Bayshore



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Organizing the chaos of closing out multi-family projects with customized title workflow solutions.

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There are many time sensitive tasks involved in closing out a multi-family project.

SALES

- Obtain Signed Contract
- Receive Deposit
- Deliver Prospectus
- 15 Day Right To Cancel
- Schedule/Perform Walk Through

TITLE

- Receive Contract
- Deposit Earnest Money
- Deliver Deposit Receipt
- Deliver Title Commitment
- Obtain Payoffs
- Deliver Notice To Close Letter
- Prepare Closing Documents
- We Are Closed

TITLE

- Site/Property Acquisition
- Coordinate with Attorney
- Underwriting Review of Condominium Documents
- Obtain Certificate of Occupancy
- Record and Distribute Required Documents

LENDING

- Receive Loan Application
- Order/Receive Appraisal
- Processing Complete
- Underwriting Complete
- Ready to Close

Our unique title production system will keep closings moving along with production line precision.