

# ALTA/NSPS Land Title Surveys

ALTA/NSPS Land Title Surveys are a valuable tool for lenders, buyers and other CRE professionals to evaluate a property while analyzing all potential benefits and risks related to owning it.

The CREtelligent ALTA/NSPS Land Title Survey conforms to a nationally recognized set of minimum standards jointly established by the American Land Title Association (ALTA) and the National Society of Professional Surveyor.

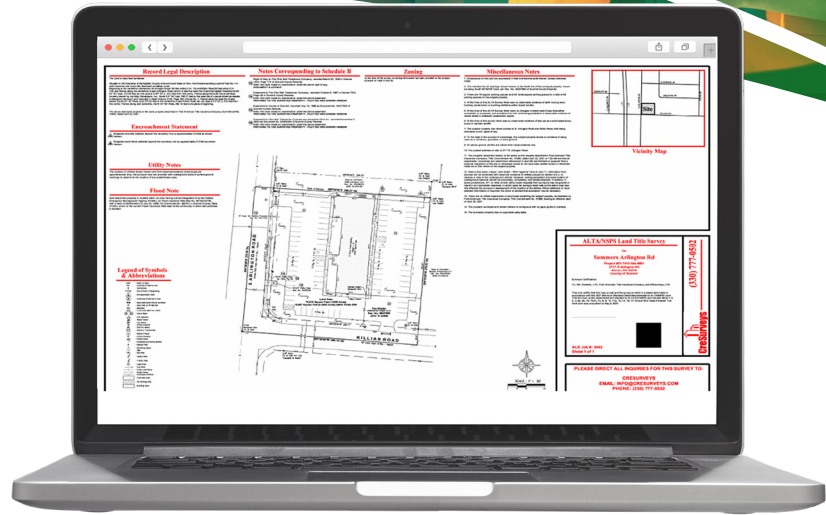
## Know Property Restrictions Before It's Too Late:

Basic boundary surveys often lack the level of detail required for a CRE purchaser or lender to fully evaluate the property. An ALTA/NSPS survey delivers a clear record containing relevant information concerned with the present and future use of the land, and all encumbrances and restrictions that may affect the property and its use.

It also shows the means of accessing the property, the zoning classification for the property, and the flood zone classification for the property.

## Include Optional "Table A" Items

The ALTA/NSPS Survey also provides the option to select specific "Optional" Table A items which can reveal important facts about the property relating to parking, zoning, flood hazards, underground utility lines, topography, and more.



## Surveyor Findings and Insights in an ALTA/NSPS Land Title Survey include:

- Exact location of property corners and boundary lines
- Location of improvements and above-ground, observable utilities, striped parking spaces, fences, and other significant observations
- Location of recorded and observed easements, including exceptions to coverage identified in the Title Commitment
- Findings regarding any potential improvements crossing over property boundary lines or over easement boundaries
- Any accesses to public Right of Way, or lack thereof
- Zoning of the property and Setback Requirements as defined by the local municipality
- Location of any water boundaries on the subject property
- APN and Vesting Owner Name information for all adjoining parcels of land
- Incorporate "Optional" Table A items to gain insight into parking, zoning, flood hazards, underground utility lines, topography, and more

## The ALTA/NSPS Standards

A certified ALTA/NSPS Land Title Survey meets Requirements and Standards jointly prepared and adopted by the American Land Title Association ("ALTA") and the National Society of Professional Surveyors ("NSPS"). The current Standard Requirements went into effect on February 23, 2016. The ALTA/NSPS Minimum Standard Requirements helps assure a common, consistent, complete and accurate report.

