

# We know Commercial Lenders - Community / Regional / National / SBA

## We understand All Businesses are a Big Deal

Whether it's real estate transaction services for small business, business banking, or middle market loans; coast to coast and border to border, we handle it all. We support national, regional, and community banks in every state and can effectively fulfill high volumes. Our talented team has a depth of experience in closing commercial refinance and purchase transactions as well as handling SBA deals, distressed asset disposition and agricultural loans.

## Our Commercial Lenders services include:

- **Title Reports:** A "snapshot" in time - from current owner searches to 100 year titles, we provide non-insured title reports including comprehensive detail of all open matters affecting title.
- **Title Policies:** Title Insurance policies provide coverage for the lender, backed by the nation's largest title insurance company, Fidelity National Financial, with over \$1.5B in claims reserves.
- **Closing and Escrow:** SMS is an industry leader with a deep and extensive understanding of both conventional and SBA loan closing requirements.
- **Recording Services:** Post Closing is as important as any step in the lending process. We have a large team entirely devoted to recording documents in all 50 states.
- **Surveys and Flood:** Surveys and flood certificates can be coordinated as necessary.

## We provide you with the expertise you need:

**A single point of contact** for all title related matters to facilitate transactions whether single or multi-site/state. We specialize in each phase of the transaction from order placement to issuance of final title policy.

**In-house title work production** by our title experts to save you time and money. Our team delivers consistent title products in accordance with the standards and requirements of each jurisdiction.

**smartView**, our proprietary, web-based application, is advanced technology utilized by our team to process customers' transactions efficiently and timely.

**Underwriting expertise** unparalleled in the industry with the authority and discretion to make decisions on critical issues that may arise during any phase of the transaction.

Contact us today for more information!

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| [www.sms.fntic.com/Expertise.htm](http://www.sms.fntic.com/Expertise.htm)