



Why Choose East Texas Title Companies?

Committed to Community

Once upon a time, home buyers and sellers didn't think much about title companies. They simply used the company recommended by their lender or realtor. However, in an effort to protect consumers from predatory lending practices, recent legislation now requires the consumer – *you!* – select your own title company from a list of options. Even if your lender or realtor wants to help you decide, they simply can't under the new rules. For that reason, we're providing this report to help you decide if East Texas Title Companies is right for you.

- **We're locally owned and operated.** Why should you care? Because we live here, we work here, and we understand the nuances of East Texas real estate transactions. From mineral reservations to community property and homestead issues to boundary disputes, we've got local knowledge and expertise. And we make local decisions, which means your transaction doesn't get lost in corporate red tape.
- **We work hours that are convenient for you.** That's right: we understand that Real Estate doesn't just happen between the hours of 9 to 5. If your closing needs to be after-hours or on a weekend, we'll do our best to conduct your business on *your* terms. You can choose from any of our 14 East Texas offices...or we'll come to you...you decide!
- **We have attorneys on staff.** Did you know that 25% of all real estate transactions have some sort of title problem which must be remedied prior to closing? And most of the time, that remedy (called title curative) includes some sort of attorney involvement. We have a team of in-house attorneys accessible and available to help with unconventional transactions of all types.
- **We constantly raise the bar.** As we've grown, county-by-county, we've made it a practice to set new standards in our industry, meet or beat those standards, and then raise the bar again. Whether it's faster turn times on title commitments, expert title curative or document preparation, eventually all title companies in the counties we serve come up to our standards. That's good for the industry as a whole and for all borrowers; we just thought you'd like to know our role.
- **Our owner, Attorney Celia C. Flowers, is one of the nation's leading experts in Real Estate and Oil & Gas matters.** In fact, she's one of the less than 1% of all Texas attorneys who are Triple-Board Certified by the Texas Board of Legal Specialization. Celia is Board Certified in the areas of Real Estate Law, Oil, Gas and Mineral Law, and Civil Litigation. With this level of expertise as "backup", why would you go anywhere else?

There's lots more to share – like our commitment to employees, how we help East Texas realtors and lenders stay up to date with their continuing education requirements, how several of our team members have earned certifications or won prestigious industry awards, and how we invest in technology to make sure nothing falls through the cracks. But we understand that your primary concern as a home buyer is getting your transaction closed and funded as smoothly and quickly as possible. We hope this brief report has given you some insight into how East Texas Title Companies can do just that.

We're Committed to Community – and to you!

For more information, please visit www.etextitle.com or contact Erica at 903-509-1001