



Trust Your Municipal Lien Searches to the Best!

Is This What Your Customers Think They Are Buying?



Unrecorded Debt
\$9,472 HOA Fees
\$1,357 Code Lien
1 Code Violation

Property Debt Research researches unrecorded debts & Municipal liens on properties in Florida & Nationwide





PROPERTY DEBT RESEARCH

Why Order a Municipal Lien Search From Property Debt Research?

Question: If you or your client is thinking about purchasing a property, particularly a foreclosure or a short sale, how do you know if there will be additional hidden problems or costs? Did the previous owner have any unresolved violations or building permits?

Answer: A Municipal Lien Search is not part of a title search, which only searches recorded liens. Fortunately, with the revisions in the new FR/BAR Residential Real Estate a Municipal Lien Search is addressed and you can decide to include it and determine who will pay for the search at the beginning of the process.

Prior to closing, these municipal charges are the responsibility of the seller, however if they go unpaid, they can become the responsibility of the buyer.



We support the additional protection a Municipal Lien Search can provide your client. Make sure your property debt research includes a Municipal Lien Search to uncover any unrecorded municipal liens or debts against the property.

A Municipal Lien Search from **PROPERTY DEBT RESEARCH** will thoroughly investigate any code or permit violations, unrecorded municipal liens, real property taxes, and utilities that are associated with the property.

Property Debt Research is the most trusted source for Municipal Lien Searches in Florida. We have more than 20 years of fast, reliable service, researching unrecorded municipal debts for residential and commercial properties.

Municipal Lien Searches Protect You and Your Customers





Our Company

In 1994 Property Debt Research was established as a municipal lien and tax research company to research **unrecorded municipal debts and liens** on both residential and commercial properties in Florida. Today Property Debt Research is the most trusted source for Municipal Lien Searches and HOA Estoppel letters in Florida & Nationwide!

With over 20 years in the industry, we bring you cutting edge technology, the quickest turnaround times, and a knowledge base of municipal search nuances that comes from years of experience.

Property Debt Research guarantees our work with our \$1 million E & O insurance policy.

What We Do

At PDR we are Municipal **Lien Search & HOA Estoppel** specialists for properties in Florida and Nationwide.

Our services include researching the following on all residential and commercial properties:

- Real Estate Property Taxes
- Municipal and County Debts
- Code Enforcement Violations
- Waste, Water, Sewer Balances
- Special Assessments
- Open and Expired Permits
- Homeowners/Condominium Association Estoppels
- Property Debt Negotiation

Let us assist you in finding additional debts on a property that may not show up on your title search.

Fast • Accurate • Guaranteed • \$1,000,000 E&O Policy





PROPERTY
DEBT RESEARCH

Condominium & HOA Estoppel Letters

Estoppel Headache Relief

- ✓ ***We Front Your Hard Costs***
- ✓ ***Save you Hours of Follow-up Time***
- ✓ ***Dedicated Processors assigned to your file start to finish***
- ✓ ***Long Standing Relationships with management companies and attorneys***

Let Our Team Cure Your Estoppel Headaches.

Easy Online Ordering

Unrivaled Customer Support

Place Your First Lien Search or Estoppel Order Online By Clicking Below:





PROPERTY
DEBT RESEARCH

for **Municipal Lien Searches and HOA Estoppels**

PDR EZ
Order

Only Available through Property Debt Research

PDR EZ Order Customer Portal

Our Goal is to Keep Your Busy Schedule Under Control.
Let OrderLink Revolutionize the Way You Conduct Business Today!

- ✓ Easily Submit New Orders and/or Update Orders
- ✓ Track & View Status of all Orders Submitted by Your Company
- ✓ View Report of Completed Searches Daily
- ✓ Download Completed Invoice & Summary Reports





PROPERTY DEBT RESEARCH

Special Services

Property Debt Negotiation / Lien Resolution

Our experts know the intricacies of HOA fees and code violation fines. Let our legal professionals negotiate a fair settlement. Our Property Debt Settlement Lawyers will negotiate the best settlement for you and work with you from first contact to anything short of trial.

We can assist you with:

- Reducing excessive HOA & Condo Association Fees
- Validating and minimizing fine amounts for code violations
- Disallowing questionable charges
- Saving you valuable time studying ever changing rules & regulations

Recent Case Example: Initial Claim - HOA Amount Due: \$12,435
Settlement Amount: \$ 5,000
\$ 7,435 savings

(Results will vary)

Covering
ALL Florida



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