

Lien Release/Discharge Tracking Service

A No-Cost Solution to Post-Closing Headaches

- ✓ Electronic lien tracking & release service integrated with Easy HUD.
- ✓ Submit a release tracking order in one click, right from Easy HUD.
- ✓ Close your customer file immediately after the closing. We will track ANY lien that appears on the title.
- ✓ Our low cost fee of \$35/lien is a pass-through to the seller in a sale and to the borrower in a refinance.
- ✓ Get lien status, recorded releases and reporting in your Easy HUD program.
- ✓ Save staff time and frustration, lower costs and minimize your liability.



How Does Release Tracking Service Work?

1. Prior to sending out payoffs, click on "Release Tracking" in Easy HUD. Review data, make needed corrections/additions and click on "Submit." Your release tracking order will be submitted to us securely.
2. Upon successful order submission, print our invoice and instructions for the lender. (If the recording fee is not being paid to the lender, it will be added to our invoice so we can record the release).
3. Simply pay the Easy Soft invoice and send instructions to the lender. Once we receive the payment, your release tracking hassles and headaches are over!
4. After you place a release tracking order, we search land records to verify that the release document for your client's property has been recorded. If we do not find a lien release within the required statutory period, we work directly with the lender to obtain the release.
5. You can check the status of any lien right in your Easy HUD case file. Once a release order is complete, a copy of the recorded release will be available in Easy HUD.

Why Use Easy Soft?

- For over 20 years, thousands of settlement agents nationwide have been using Easy HUD real estate closing software. In partnership with Final Trac, a National Discharge Tracking Company, we are able to relieve you from the headache and liability associated with tracking your releases. Order placement and status checking are done right from the Easy HUD system making this the most convenient solution to your post closing needs.
- Due to the economy of scale, we are able to offer a reliable tracking solution at a fraction of the cost you currently incur in lost time and staff productivity. Our fee is \$35/lien which is typically paid by the seller in a sale or the borrower in a refinance.
- Our service tracks lien releases in all 50 states.
- We also offer Curative Title Services for old liens that are clouding your title.

Along with our Electronic 1099-S reporting service, Easy Soft is your one-stop provider of post closing solutions.

Benefits for Your Client & You

- You can assure homebuyers that all liens paid off at the closing will be released in a timely manner.
- Eliminate release tracking problems — at no cost to you.



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