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**TITLE COMPANY LAUNCHES “FORECLOSURE DISCLOSURE”
FOR BUYERS OF FORECLOSURE AND AUCTION PROPERTIES**

MIAMI, FL – December 6, 2006 – For buyers of uncover higher-risk foreclosure property, The Closing Company has launched “Foreclosure Disclosure”, a service that quickly provides comprehensive and accurate insight on actual title and lien status of properties – before a bidder pursues purchase.

For a flat fee of \$450, the service provides a title search, judgment search, county tax search, lis pendens and civil actions search, federal tax lien and search for open permits and code violations.

“Buying foreclosed and auction properties can be very lucrative or very costly, depending on the property research you do prior to bidding”, says Martyn Verster, General Counsel for the Company “These kind of properties can present certain title challenges that can be evaluated in advance to prevent buyers from going in blindly”, says Verster.

Certain issues affecting a property such as unsatisfied mortgages, invalid quit claim deeds, judgment liens, probate issues and enforcement liens can all lead to title defects that can prevent any future sale from occurring without a resolution.

Though the “Foreclosure Disclosure” does not provide title insurance and is for informational purposes only, it does provide investors an insight into the marketability of the property for future resale. Buyers can purchase title insurance on all properties with exception of ones purchased in a tax certificate sale. The potential buyer will receive a summary sheet for the property and recommended curative steps to take prior to making any offers.

About The Closing Company

The Closing Company is a full service Title and Settlement Services provider offering a broad range of legal and closing services to consumers and the real estate industry. The company is committed to reducing the stress and unpredictability of real estate transactions and development work through a streamlined closing process focused on problem resolution and prevention.

Utilizing sound legal practices, modern technology and a dedication to a relaxed closing environment, The Closing Company has put together a team dedicated to buyer, seller and real estate professional in a real estate transaction. The company services a steady base of investors, real estate professionals and mortgage lenders. Closings are conducted in the company’s Kendall, South Beach and Doral offices. www.theclosingcompany.net.

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