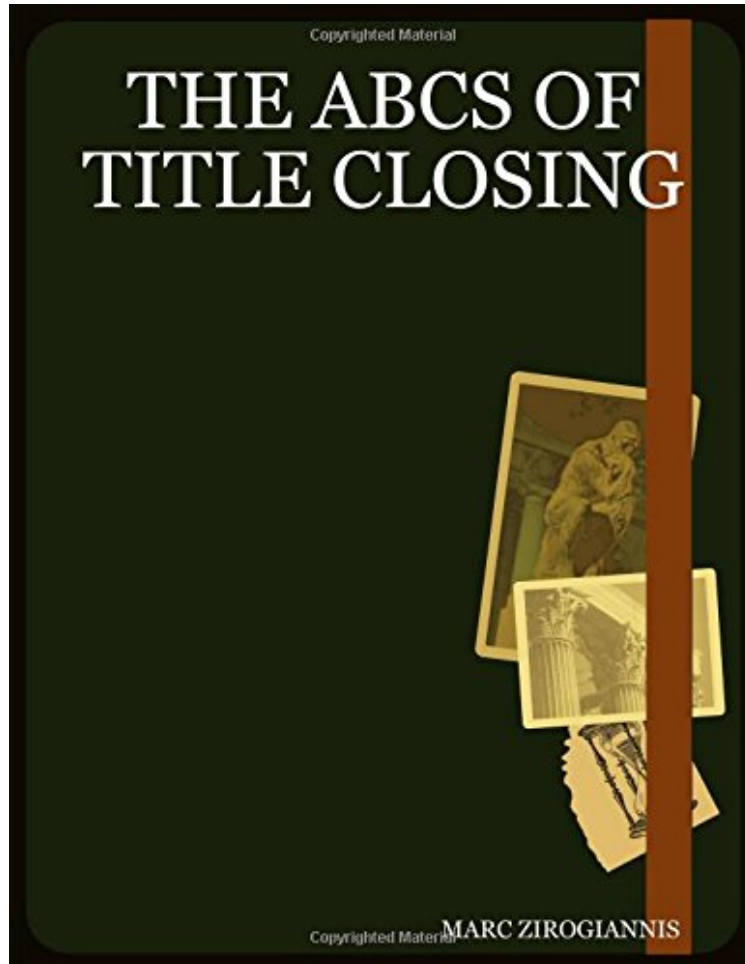


(Download ebook) The ABCs of Title Closing

The ABCs of Title Closing

Marc Zirotiannis

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#1258351 in Books Marc A Zirotiannis 2006-03-07 2010-06-06Original language:EnglishPDF # 1 11.00 x .25 x 8.50l, .60 #File Name: 1411680863108 pagesThe ABCs of Title Closing | File size: 57.Mb

Marc Zirotiannis : The ABCs of Title Closing before purchasing it in order to gage whether or not it would be worth my time, and all praised The ABCs of Title Closing:

1 of 1 people found the following review helpful. Four StarsBy Bill RankinBe aware this is specific to New York state.17 of 20 people found the following review helpful. WARNING! Read This Book as Your own Risk!By Reviewer Here!For several years, I have been an avid book purchaser on .com. This is the first time, that I've had to write a review to WARN potential readers about the inadequacies of a book! First of all, the information is geared for NEW YORK Title Closers. New York methods and laws are constantly referenced throughout the material. Sample New York documents are shown. Had I known this, the book would NOT have been purchased! This VERY IMPORTANT information WAS NOT and IS NOT stated in the description nor on the book's back cover! VERY MISLEADING! (Note: Not much foresight and care was taken into the writing and publishing of this material. Another "error" of the many, which encompass this product.) Secondly, it is very poorly written by a supposedly "Critically

Acclaimed" author and real estate professor and "Title Closer". Examples: Page 13: ". . . most of the major players in the room will know more about the property and the transaction than they will." Page 20: "This indicates that the proof proffered by the parties is unsatisfactory. . ." Page 45: "Payoff letters normally consist of several pages in total." Third, the author gives a two-page "history" of title insurance, yet, he omits the history of how the position of "Title Closer" came about. He also does not address the issue that the term "Title Closer" may also mean "Settlement Agent", "Notary Closer" or "Loan Signing Agent" in other states. Yet all four positions may be and are quite often different (depending upon the size of the company and part of the country the jobs are located)! Often times, the titles and responsibilities are confused (especially when completing out-of-state documents and hiring out-of-state independent contractors). Some of the duties and obligations may be overlapping and very similar in some respects, yet completely different in other ways. Escrow Officers too, in other states, may and do perform the same duties, if not all, as these New York "Title Closers", depending upon the size of the company. For those new to the industry, this can be very complexing. Extra care should have been taken to explain these various roles and jobs for clarity. Also, although Title Examiners and/or Title Abstractors are major players in the title insurance industry, they were not mentioned in the very limited, two page "history" chapter. Obviously, not much thought or research was done on the material. The obvious lack of proofreading (in ALL ways) speaks for itself. Can you say, "Run on and on and on and on. . . sentences"? The constant and incorrect use of commas, capital letters and poor sentence structure, the lack of paragraph indentions on some pages, and very long gap of spaces throughout other pages makes for deplorable reading. I should have known that something was amiss, when on the very first page, the type positioning was Very Much out-of-line! Seems that a "quick buck" was to be made by this "Critically Acclaimed" author. My guess is that one of the author's students, school staff, friend or family member typed it for him. That it was not "professionally edited". This is probably a "self-published" book. Although, there are many, many self-published books which are excellently written and produced, this isn't one of them. Even if it is self-published, this book is inexcusable! Additionally, since the author is obviously a "busy" person (lecturing and all), not much time was spent in truly researching the position (other than "personal" experience). This is the only plausible explanation for the excessive grammar and punctuation errors, as well as lack of thoroughness, other than the author just being lazy (and greedy). Also, where is the index? Glossary? What about other reference material? Now, I understand why this book was not set-up to "Look Inside"! [...]

5 of 7 people found the following review helpful. Good book bad editor
By A. Henry
This book was excellent in its content. I have done title closing classes by ripoff artists and never received the excellent quality of content as I did with this book. A++ for content. However the book was riddled with grammatical and typographical error and even with some of the numerical charts and examples that were used. Mr. Ziogiannis might want to get a better editor/proofreader for his next edition.

A BEGINNER'S GUIDE TO BECOMING A TITLE CLOSER. THIS BOOK INCLUDES BASIC MATERIAL, FORMS, AND STEP BY STEP GUIDES TO PERFORMING THE FUNCTIONS OF A TITLE CLOSER.

About the Author
Marc A. Ziogiannis is a real estate attorney who concentrates in title and settlement matters. Mr. Ziogiannis is an adjunct professor of real estate and the author of the hugely successful first and second editions of *The ABCs of Home Buying: A Practical Guide*.