

Help Yourself to Our Automated Tax Service

It Could Save You Time And Money.

At First American Real Estate Tax Service, we want your tax collection process to run smoothly and efficiently.

That's why we encourage you to take a look at the many benefits an automated process can provide. Not only will you see a decrease in the amount of paperwork you handle, but you'll also enjoy reduced costs and more accurate tax recording.

Strength. Experience. Leadership.

We should know. We understand the tax collection process. First American has been a leading provider of real estate tax reporting services for more than 70 years. As such, we help taxing authorities and mortgage lenders across the country ensure the timely collection and payment of tax bills.

As a tax service, we support taxing authorities by providing mortgage lenders with vital property tax information on their loan portfolios. Nationwide, we report on more than 15 million tax billing events annually and work with more than 22,000 taxing authorities like yourself.

To ensure a high level of national service, we support a network of local offices across the country. This combination of widespread resources and local expertise assures that you have professionals working with you who know your community and are backed by a national industry leader.

Why Should You Automate?

At First American, we receive automated property and tax information from more than 5,000 taxing authorities nationwide. By automating your tax collection process, you'll be joining thousands who have chosen First American to assist them in reducing costs and freeing up valuable staff resources.

Some of the benefits you'll enjoy with an automated process include:

- Decreased amount of mail to be processed manually
- Reduced number of payments processed through your retail lockbox
- Timely receipt of tax payments and subsequent back deposits
- Fewer telephone calls from lenders
- Improved accuracy of payments and postings
- Few manual postings

How The Process Works

The Automated Tax Payment Process begins with an exchange of data between you and First American. A mortgage lender will make their tax payment to you through First American, rather than to you and other taxing authorities directly.

Once we have all lenders' information, we merge payment records for all First American customers – thereby reducing the number of separate payments submitted to your office. From First American you'll receive only one payment file with a customized report for multiple lenders. This transfer of information is tailored to fit your unique automated format, whether it's magnetic tape, cartridge or diskette. As a result of this automated exchange, you can expect fewer manual postings. The automated payment process may also mean reduced lockbox transactions and expenses. And, in many cases, you'll be able to bank all tax collection monies sooner.

Additional Support We Provide.

In addition to our Automated Tax Payment Process, First American can help you in a few other key areas. Our Delinquency/Non-Escrow Service verifies if borrowers with non-escrow loans have made their current year tax payments. We work with you to determine the payment status of these loans. If a payment has not been made, we notify the lender so that they can enforce the remittance of these funds. By having the lender's earlier involvement in this process, you save time otherwise spent notifying the property owner. The quick resolution of delinquent taxes can improve cash flow and prevent properties from going to tax sale. Through SMART, our optional on-line tax processing system, First American can make your municipality's tax information available to our customers. This service provides mortgage lenders with vital property tax data, tax amounts and payment status. Critical delinquency dates, discount dates, addresses and telephone numbers for your district also are included. When lenders can directly access tax information on-line via SMART, the number of telephone calls placed to your office is greatly reduced. And working with you every step of the way are our Real Estate Tax Representatives. Each local office employs trained professionals responsible for gathering and maintaining information about your tax jurisdiction. They are familiar with your tax cycle dates, bill request dates, penalty rates, payment instructions and more. As the intermediary between you and our customers, First American representatives can help you resolve any issues or concerns, including payment questions, name and address changes, loan status changes and coordination of bill requests and bank coding/registration.

We're Here To Help

At First American, we value our relationship with you. That's why we're constantly looking for new and creative ways to ensure the timely collection of property taxes.

Automating your tax collection process is an important first step in saving time and money. Let us show you how to take advantage of our services.

Call your local First American representative today and help yourself to our automated tax service. Along the way, you may discover you've also helped your bottom line.