



# Commercial Real Estate Title and Settlement Services



**Integrity. Security. Excellence.** Virginia Title Center's skilled and dedicated team of experienced professionals are focused on meeting the unique needs of each client.

Our knowledgeable team includes two Certified Commercial Underwriters with over 35 years of combined experience, along with thirteen seasoned Settlement Processors. We take pride in delivering exceptional service for any size, type and complexity of commercial transaction.

## **Our comprehensive commercial services include:**

- Coordination of Title Searches
- Commercial Title Insurance and Endorsements
- Escrow Services
- Closing and Disbursement Services
- 1031 Exchange Services facilitated through Investors Title Exchange Corporation

Virginia Title Center offers cost effective title and settlement services with competitive rates to help reduce closing costs.

## **Our Underwriter Investors Title Insurance Company:**

Financial strength and long-term stability— these are the things you look for in your title insurance underwriter, especially during tough economic times. Investors Title Insurance Company is consistently rated as one of the most financially stable title insurance companies in the United States by the nation's leading title insurance industry rating firms:

- Demotech, Inc. Rating of A" (A Double Prime)
- Kroll Bond Rating Agency, Inc. Rating of A
- A.M. Best Rating of A (Excellent)

Regardless of economic cycles, Investors Title consistently outperforms its competitors in terms of financial stability and profitability. With ample reserves and policyholders' surplus, as well as conservative underwriting and reinsurance practices, Investors Title stands ready to meet its claims obligations.

**Construction/Land Transactions**

**\$18.0 million**  
**\$6.3 million**  
**\$4.4 million**  
**\$3.8 million**  
**\$3.2 million**

***“Another smooth transaction with VTC!  
Outstanding proactive communication and a knowledgeable team of professionals from beginning to end. I trust my clients are in good hands and that every detail will be taken care of to create a seamless process.”***  
- ***Commercial Loan Officer, Community Bank***

***“Virginia Title Center is our go-to partner for our commercial title insurance needs.***

***Competitive pricing coupled with a friendly and knowledgeable staff provides value-added service to both the bank and customer. We appreciate the strong relationship we have built over the years and look forward to working with VTC in the future.”***

***--Chief Lending Officer, Community Bank***

**Office/Industrial Transactions**

**\$18.0 million**  
**\$5.8 million**  
**\$5.0 million**  
**\$3.8 million**  
**\$2.8 million**

**Recent Hotel Transactions**

**\$6.2 million**  
**\$5.3 million**  
**\$4.8 million**  
**\$3.0 million**  
**\$2.8 million**

***“From the first hotel transaction with Virginia Title Center, we were impressed that the settlement processor was very prompt to reply to our emails and was always on top of things. She provided such a great service experience that our client chose to work with her and VTC on the next four hotel projects. The take-charge approach and proactive communicating with all the parties in the transactions resulted in saving time and effort in resolving potential complications. We look forward to working with VTC again in any future qualified projects.***

***--National Hotel Financing Broker***