

Title Watch Add-On Terms and Conditions

1. Overview Title Watch is an optional add-on service provided by Linden Title LLC ("Company") to monitor public land records for specified properties and provide notifications of recorded changes. This service is for informational purposes only and does not constitute legal advice or title insurance.

2. Subscription and Fees

2.1. The Title Watch service is offered at a monthly subscription rate of \$20 per property.

2.2. Subscription fees are billed on a recurring basis. Failure to make timely payments will result in the suspension or termination of the service.

2.3. The Company reserves the right to adjust pricing with 30 days' written notice to the subscriber.

3. Service Scope

3.1. Title Watch monitors public land records for specific properties provided by the subscriber and reports changes such as:

- New deeds
- Liens
- Mortgages
- Other recorded encumbrances

3.2. Notifications are provided via email or through the Company's online portal. The frequency of updates may vary depending on the availability of public records.

3.3. The service does not include:

- Verification of ownership or legal standing
- Title insurance or guarantee of title status
- Legal interpretation of recorded documents

4. Subscriber Responsibilities

4.1. The subscriber must provide accurate property details, including address, legal description, and ownership information.

4.2. The subscriber acknowledges that the accuracy of public records is beyond the Company's control, and any discrepancies should be addressed with the appropriate public office.

4.3. The subscriber agrees to notify the Company of any changes in property ownership or contact details.

5. Limitations and Disclaimers

5.1. The Company makes no warranties or representations regarding the completeness, accuracy, or timeliness of the data provided.

5.2. The Company shall not be liable for any loss or damage arising from reliance on the information provided through the Title Watch service.

5.3. The service is limited to public records available within the designated jurisdiction and does not cover unrecorded interests or private agreements.

6. Termination and Cancellation

6.1. The subscriber may cancel the Title Watch service at any time with written notice. No refunds will be issued for partial months.

6.2. The Company reserves the right to terminate service due to non-payment, fraudulent use, or breach of these terms and conditions.

7. Governing Law These terms and conditions shall be governed by and construed in accordance with the laws of the State of Colorado. Any disputes arising under these terms shall be resolved in the courts of Boulder County, Colorado.

8. Amendments The Company reserves the right to modify these terms and conditions at any time. Subscribers will be notified of any changes in advance.

9. Contact Information For inquiries regarding the Title Watch service, subscribers may contact Linden Title LLC at info@lindentitle.com.