



OUR UNDERWRITER

Based in Chapel Hill, North Carolina, Investors Title Insurance Company (ITIC) is a publicly held title insurance underwriter that writes policies to protect mortgage lenders and homeowners from unforeseen claims made against title to real property. ITIC is licensed in 44 states and operational in 22 states, including the District of Columbia. The Investors Title Company and its family of companies are among the largest in the country.

ITIC consistently earns exceptional financial ratings:



• A.M. Best Company: Financial Strength Rating of A (Excellent) for excellent ability to meet ongoing insurance obligations (ambest.com)



• Demotech, Inc.: Financial Stability Rating® (FSR) of A" (A Double Prime), Unsurpassed (demotech.com)

As an ITIC agent, we are committed to providing fast, efficient service while offering high-quality title products through Investors Title.



MARCIA ROGGENBUCK

Agency Manager
marcia.roggenbuck@united-title.com | 989.269.9072
Location: Bad Axe



DAWN PAVELKA

Settlement & Marketing Officer
dawn.pavelka@united-title.com | 989.244.8946
Location: Bay City



LINDSAY HOWARD

Escrow & Branch Manager
lindsay.howard@united-title.com | 989.244.8943
Location: Caro



LEAH SUNDAY

Escrow & Construction Processor
leah.sunday@united-title.com | 989.244.8942
Location: Caro

A SETTLEMENT TEAM YOU CAN COUNT ON



209 E. Huron Avenue | Bad Axe, MI 48413
Branches:
429 North State Street, Suite 107 | Caro, MI 48723
506 E. Midland Street | Bay City, MI 48706
989.269.9072 | F 989.269.9889
Email: info@united-title.com | united-title.com

UTAP0120250307





About Us

Located in Bad Axe, Michigan, United Title Agency is one of the state's oldest locally operated title insurance agencies. For nearly four decades, the agency has proudly provided title insurance and related services throughout Michigan. We have built our success on three guiding principles; excellent customer service, building long-lasting relationships, and proving quality title and escrow services to our clients. Quality services are the foundation through which the agency has maintained sustainable growth and a meaningful presence in Michigan.

Our agency has expanded its title and settlement operations to serve additional locations throughout Michigan and Ohio.

Our clients can expect a positive title insurance experience and exceptional customer service. From the courteous and engaging way our staff answers the phone to the hassle-free and efficient closing process, we strive to ensure you can rely on us for all your title insurance needs.



★ Headquarter
★ Local Satellite Agents

Solutions and Services

We provide title and settlement services to financial institutions, lenders, attorneys, realtors, and builders doing business in Michigan and Ohio. Our extensive referral network allows us to handle your out-of-state transactions nationwide.

- Title Insurance
- Closing Protection Letters
- Full Settlement Services
- Remote Closing Ability
- Facilitation of Deed Preparation
- On-Site Certified Commercial Underwriter
- 1031 Like-Kind Exchanges
- Industry Education

Our website provides an online rate calculator and title application submission form. We ensure a prompt turnaround for title commitments and policies.

Educational Outreach

We have a partnership philosophy, we are dedicated to educating the real estate and lending communities about the essentials of title insurance, claims, and related real estate products to improve service for their clients. We also prioritize ongoing communication about industry-related topics that directly impact our sector.

Unparalleled Expertise

Our agency consists of experts dedicated to offering innovative products and exceptional customer service. With extensive knowledge in our field, we are equipped to respond promptly and effectively to detailed settlement inquiries, unusual search results, challenging title issues, and complex closings. We have the insight and capability to handle even the most complicated transactions quickly, and we take pride in consistently delivering outstanding title and settlement services.

Most importantly, we cultivate long-lasting relationships with those we serve. We know you have a choice, and we want you to choose United Title Agency Co. LLC as your title insurance provider.

