

Pioneer Title Agency

COMMERCIAL | INVESTOR | BUILDER

S E R V I C E S

WHO'S PTA

The heart of Pioneer Title Agency always has been and always will be its people.

OUR SERVICES

Full service departments for all your commercial and builder needs!



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OUR CORE VALUES & OUR STORY

our core values:
HERE AT PIONEER WE PROMISE TO...

- DO THE RIGHT THING
- FOSTER A WARM, FAMILY RELATIONSHIP
- PROTECT THE TEAM
- PROTECT THE CUSTOMER
- BE DIFFERENT
- LOVE ARIZONA
- LEAVE THINGS BETTER

OUR STORY

our story

The heart of Pioneer Title Agency always has been and always will be its people. Bob and Betty Newlon along with their son, Keith and his wife, Cindy Newlon are the people who founded Pioneer Title Agency in 1985. The company is still family-owned and Keith Newlon, President, has guided the growth to its current 70+ branches. A company that started with two offices in Cochise county has grown into the position of being able to serve the entire state of Arizona with branches in nearly every county. But back to the people... Behind those 70+ branches are the people of Pioneer, over 600 of them that make up a unique family.

Though it is true we have many actual families working together in our team, there is a spirit that permeates the company and binds us all together as a Pioneer family.

HERE AT PIONEER TITLE AGENCY:

- We take an approach that is professional, but not stuffy.
- We strive to do the right thing in every situation.
- We lead by setting an example of honesty and hard work.
- When a new and challenging situation presents itself, we ask, "Can we do it?" and if it is at all possible, we deliver.
- We love Arizona and work hard to strengthen our communities.
- But above all, we love our people.

It always comes back to our people, because our people are our priority. As a family-owned company, a strong emphasis is put on family. We are committed to providing this Pioneer family with the support they need to thrive in their personal lives and careers. Whether it is providing a work environment that is comfortable and conducive to productivity, or the latest technology tools, Pioneer is eager to provide these amenities to create a happy and healthy team.

However, the support goes well beyond business. It does not start at 8 AM and end at 5 PM. This team is family always, and when someone is facing adversity, Keith and the company are there to help those in need. Whether they or their family is affected by an illness, injury, or another form of hardship they will be supported. In turn, this level of support allows our team to provide our customers with the BEST service possible.



NOTICE HOW FAR WE HAVE COME WITHOUT MENTIONING TITLE, ESCROW, OR OUR OTHER SERVICES YET?

It is because of his efforts to foster family, that Keith has built a team that is committed to Pioneer Title and the mission to provide the best service possible to our customers. He works hard and expects his team to work hard too. We are excellent at what we do and have been providing our services for over 30 years. We are excited to welcome our customers into this Pioneer family because we care deeply about protecting them.

As an Arizona company, we live and work alongside our customers in the same communities. Pioneer Title Agency supports local non-profits and causes through our extensive philanthropy initiatives, striving to always leave a positive impact and make Arizona the best it can be for all our people.

welcome to the family



OUR SERVICES

our services



ACCOUNT SERVICING



DEVELOPER SERVICES



ESCROW SERVICES



TITLE INSURANCE



COMMERCIAL SERVICES



BUILDER SERVICES



INVESTOR SERVICES

COMMERCIAL SERVICES

WE OFFER A VARIETY OF SERVICES.
HELPING YOU SUCCESSFULLY CLOSE.

TITLE INSURANCE:

Title Insurance

Before a title policy is issued, a title search of the public records is made in an effort to locate any potential problems that may impact the transaction. In addition, a title search also discloses easements, rights-of-way, restrictions, and mineral reservations, among other matters.

CLOSING & ESCROW

Closing and Escrow

From holding and disbursing funds to contract execution to ownership transfer - we are here to act as the mutual third party and successfully help your reach close of escrow, statewide.

SPECIAL PROJECTS

Special Projects

Legal document recording, search projects, and foreclosure proceedings are a few of the services we provide to ensure long-term security.

1031 EXCHANGES

1031 Exchanges

We facilitate tax-deferred exchanges, the simple strategy that involves the "exchange" of "like-kind" property for another a deferred tax gain treatment.

OUR TEAM HAS EXPERIENCE ACROSS
A SPECTRUM OF COMMERCIAL REAL ESTATE:



POWER &
ENERGY



RETAIL/
RESTAURANT



RETAIL/
INSURANCE



MULTIFAMILY
HOUSING



INDUSTRIAL



OFFICE
BUILDINGS



AGRICULTURE/
LAND



CORPORATE
TRANSACTIONS



GOVERNMENT



HEALTHCARE



HOSPITALITY



NEW
CONSTRUCTION

HAVE YOU ACQUIRED OR PURCHASED 6 OR MORE LOTS?

YOU MAY BE CONSIDERED A SUBDIVIDER.

If you have 6 or more lots and wish to sell or lease them - then congrats, you are now considered a subdivider!

SUB'DI·VID'ER : *n*

Any person who offers for sale or lease six ore more lots in a subdivision or who causes land to be divided into a subdivision
See A.R.S. 32-2101(56)

BEFORE SELLING A SUBDIVISION:

You are required to obtain a public disclosure report from the State of Arizona.
Sales violations are class 5 felonies!

BUILDER SERVICES

WHEN IT COMES TO SELLING A SUBDIVISION
WE ARE HERE TO HELP.

We are here to assist you through the entire process to ensure that your public disclosure report application process is accurate and complete, and we submit it for you!



application process

**WE CAN HELP WITH THE APPLICATION
PROCESS.**



public disclosures report

**WE CAN HELP YOU THROUGH THE
PUBLIC DISCLOSURES REPORT.**



title documents

**WE CAN PREPARE AND ISSUE
APPROPRIATE TITLE DOCUMENTS.**



escrow services

**WE CAN HANDLE AND PROCESS THE
ESCROWS ON YOUR SALES.**



REQUIRED DOCUMENTS

document checklist

TO SUBMIT FOR PUBLIC REPORT

- Plat
- CC&R's/Declarations
- Assurance (bond, letter of credit, certificate of occupancy, escrow agreement) if the infrastructure is not complete.
- Permanent Access Letter (if the property is unsubdivided must be done by engineer).
- ADEQ (Sewer/Septic)
- ADWR Certificate/Letter
- Flood Letter (letter must include language "flood insurance is/is not required.")
- Soils Report with Executive Summary
- Articles of Incorporation for Subdivider
- Operating Agreement Corporation Resolution
- Cert of Good Standing
- Filing/Inspection *Fee (fee is based on roundtrip mileage from ADRE to subdivision and back. The filing fee is \$450.00; the inspection fee maximum is \$160.00.
- Condominium Opinion Letter (is completed by an attorney) (IF CONDOMINIUM)
- CAGRD Payment Confirmation (if the subdivision is located in Maricopa and Pinal, could be enrolled)

*Inspection fees many times are waived with a virtual inspection. If a virtual inspection cannot be accomplished the department will request the fees while reviewing the file.

INVESTOR SERVICES

WE WANT TO BE A PART OF YOUR TEAM AND UNDERSTAND YOUR BUSINESS! OUR GOAL IS NOT JUST TO SETTLE PROPERTIES, BUT TO BUILD RELATIONSHIPS WITH YOU AND YOUR TEAM, DEVELOPING PROCESSES AND PROCEDURES THAT BEST FIT YOUR BUSINESS MODEL!

AT PIONEER TITLE AGENCY, WE...

Pioneer Title Agency

01 UNDERSTAND
INVESTOR BUSINESS
& TRANSACTION

02 OFFER COMPETITIVE
INVESTOR
RATES

03 EXECUTE FAST
TITLE COMMITMENT
TURN TIMES

OUR TEAM HAS EXPERIENCE ACROSS
A SPECTRUM OF INVESTMENT REAL ESTATE:



ASSIGNMENT
CONTRACTS



MULTILAYERED
ENTITIES



DISTRESSED
PROPERTIES



COMMERCIAL
PROPERTIES



HARD MONEY
LOANS



IRA
LOANS



A-B AND B-C
TRANSACTIONS



DOUBLE
ESCROWS



BLIND & SPLIT
HUDS



ASSIGNMENTS OF
BENEFICIAL
INTEREST



FIX AND
FLIP



BUY AND
HOLD

Pioneer Title Agency

A photograph of the Pioneer Title Agency building. The building has a light beige stucco exterior and three large windows. A red corrugated metal awning covers the central window. Four people are walking on a brick sidewalk in front of the building. From left to right: a woman in a blue top and black pants carrying a purple bag, a woman in a white patterned jacket and blue jeans carrying a white bag, a man in a dark suit and blue jeans, and a woman in a teal top and blue jeans. A white car is partially visible on the left. The scene is brightly lit, suggesting daytime.

Pioneer Title Agency
LEARN MORE AT PTAAZ.COM