

KENSINGTON VANGUARD

NATIONAL LAND SERVICES



KENSINGTON VANGUARD National Land Services (KV), is a full service, national title insurance agency and 1031 exchange intermediary providing services for both commercial and residential transactions. KV offers industry-defining levels of legal expertise, underwriting, technology and customer service performed by highly experienced and dedicated professionals. Headquartered in New York City, KV operates nationally and maintains offices in Dallas, Florida, New Jersey and Virginia. The Company serves as agent to the nation's largest title insurers including Commonwealth Land Title Insurance Company, Fidelity National Title Insurance Company, First American Title Insurance Company, Lawyers Title Insurance Company, Old Republic National Title Insurance Company, Stewart Title Guaranty Company and Westcor Land Title Insurance. KV's client base is a highly diversified mix of law firms, realtors, investors, developers, operator, opportunity funds, family offices and both national and regional lenders. The 1031 Exchange services division, KV 1031 Exchange, supports and guides clients through the arcane requirements of the federal and state tax laws, resulting in significant savings. Over the course of the exchange, KV 1031 hold and protects the exchange funds on our client's behalf until they are ready to close on their replacement property.



GLENN
ASHER

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- 2255 Glades Road, Suite 324A, Boca Raton, FL 33431
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- 110 E. Broward Blvd, #1700, Ft Lauderdale, FL 33301
Phone: 954.315.3885

- Nationwide Commercial and Residential title and Closing
- In- House underwriting counsel
- 24/7 nationwide closing policy for our respective clientele
- South Florida has over a hundred combined years of title insurance experience and multilingual transaction coordinators
- KV 1031 is an entity for both forward and reverse 1031 exchanges as a qualified intermediary.

Miami – Dade / Broward County

- 48 hour turnaround time for Title Commitments
- Lien Searches provided expeditiously
- New Surveys ordered and produced with no upfront cost, or upcharge to the client
- Secure escrow services and immediate DocuSign escrow letter and confirmations provided to all respective parties
- Constant interaction and communication with all parties to the transaction on important dates from title order to closing
- Buyer and Seller docs and closings performed as needed specific to each transaction
- Closings performed nationally and internationally for all clientele based on individual needs and specifications
- FIRPTA and TRID experts for lenders and accounting purposes
- Estoppel Fees paid by KV upfront to expedite the process and then collected at closing
- Curative Clearance and title review is done immediately after distribution of the title report. Aggressive interaction by our transaction coordinators to obtain clear and marketable title
- Closing confirmation and distribution of wires sent upon funding to all parties
- 24/7 access to customer service
- Preliminary CD and closing cost estimates provided up front to clients and lendersNo Surprises.....

Palm Beach County

- KV has taken a different approach to purchases in Palm Beach County when seller orders the title
- KV provides title and lien search to the seller agent and their clients up front to ensure a clear title for closing at no upfront cost to the seller
- As many of the transactions are all cash, we produce title and lien search up front (In the case of a quick close we have the file already done and just need to plug in the buyer info)