



Statement of Identity

(A.K.A. ID Affidavit or Statement of Information)

What is a statement of identity?

A statement of identity is a confidential form filled out by buyer or seller to help Columbia Title determine if any liens are recorded against either. The statement of identity is very helpful when people with common names are involved in the transaction.

Should my client be concerned when asked to fill out a statement of identity?

No. There is no need to be alarmed when asked to fill out a statement of identity. When Columbia Title is asked to insure real property in which your client has an interest, it is imperative that we search the records for the correct individual. We do not want the client to think that we are unnecessarily prying into their personal affairs, because we are not. By filling out the statement of identity, it helps Columbia Title to expedite the transaction by accurately identifying the buyer and seller.

With over four million people in the State of Washington, there are many people that have the same or similar names. In searching title, we often find judgments, divorces, tax liens and bankruptcies against persons with similar names. These matters could affect the title to real property unless they are eliminated by information showing that the parties to the transaction are not involved in these difficulties. For this reason, it is important that Columbia Title collect identifying information about the parties to the transaction so that we can properly ignore matters that do not affect your clients or the property being searched.

What should I do if my client is concerned about the statement of identity?

If your client is concerned about the statement of identity, have them contact one of our Senior Title Officers. At Columbia Title, we welcome the opportunity to work closely with you and your clients to answer any questions that you or your clients may have.



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