



Vista Title and Canyon Title Union: Frequently Asked Questions

What's happening to my existing Vista Title file?

If you already have an open refinance or purchase file with Vista we will continue to process the file and close the file as a Vista file, just like we have in the past. Vista is fully operational, and will wind down its business over time as the current pipeline of files are closed. If you have a hold-open policy through Vista we will also close your future re-sale so that you get the hold-open discount.

Will you operate as "Vista" or "Canyon?"

Vista's current escrow staff will become employed by Canyon Title and will operate as a Canyon Title branch office under the Canyon Title name.

What is happening to Vista's escrow team?

Vista's primary escrow staff aren't going anywhere. You can reach Greg, Cyndi, Shannon, and Suzi at either Canyon Title or Vista Title by email and phone below. In addition to closing your files as Canyon Title, all of us will continue to work to close out the current pipeline of files under Vista.

Who will process my new orders?

Effective 12/16/2009, all new title orders will be opened and processed as Canyon Title files. To open an order, please visit www.canyontitle.com or contact Greg Parham at greg@canyontitle.com or 303-523-5092.

Where are your offices?

Canyon Title's main office is located in Downtown Denver at 1127 Auraria Parkway, Suite 101, Denver CO 80204.

Through the remainder of 2009, Vista will continue to office from its 7333 West Jefferson Avenue location in Lakewood, Colorado. In 2010 we will relocate to a brand new office in the DTC at 6300 S. Syracuse, #552, Centennial, CO 80111.

How do I reach my previous processor/closer?

Vista's primary escrow staff aren't going anywhere. You can reach Greg, Cyndi, Shannon, and Suzi by email and phone below. On January 4, 2010 the Vista phone and fax lines will be forwarded to our new Canyon office location in the DTC.

Phone: 303-989-0900 Fax: 303-989-0990

Greg Parham greg@canyontitle.com

Shannon Callis shannon@canyontitle.com

Suzi McCumber suzi@canyontitle.com

Cyndi Nichols cnichols@canyontitle.com

Who underwrites Canyon?

Canyon is underwritten by Alliant National Title Insurance Company (also an underwriter of Vista). Alliant National Title Insurance Company (formerly Agents Title Insurance Company) is headquartered in Longmont, Colorado and was founded in 2005, by a seasoned group of Title Insurance industry veterans, business leaders, and entrepreneurs. Alliant National holds a Financial Stability Rating® of "A" (Exceptional) and is licensed to operate in Arizona, Colorado, Texas, Florida, Missouri and Iowa - with more states to be added in the near future.

What are the new premium rates and fees?

The rates and fees for new files under Canyon can be found by visiting our website at www.canyontitle.com.

Is my prior Vista Title Policy still good?

All policies issued through Vista Title are underwritten by one of its national underwriters, including Stewart Title Guaranty Company, Alliant National Title, and Attorneys Title Guaranty Fund. Any claims under policies written by Vista as an agent for its underwriters would be handled just as they are now -- by the particular underwriter for the policy. If you have a hold-open policy through Vista we will also close your future re-sale so that you get the hold-open discount.

If you have any additional questions please feel free to contact Greg Parham @ 303-989-0900 or mobile 303-523-5092 - email: greg@canyontitle.com