



WHY CCTE — FOR AGENTS, LENDERS & BUILDERS

Anyone can close the easy ones. *We close the hard ones.*

More than half of local sales need curative work before they can close — mining claims, old surveys, missing heirs, decades-old liens. Out-of-area shops report those problems. **We solve them** — and protect your client, your reputation, and your time while we do.

20,000+

CLOSINGS SINCE 2002

50%+

LOCAL SALES NEEDING CURATIVE

3 days

TYPICAL TITLE COMMITMENT

80%

CLOSINGS IN PERSON

THREE THINGS WE PROTECT ON EVERY FILE

01 Your commission

Unapologetically pro-broker. Unrepresented deals carry a **higher closing fee** — no agent on the file means more coordination on us. We partner with professionals like you — never around you.

02 Your reputation

Who you recommend reflects your brand. Local examiners who read these chains every week, escrow officers closing **80% in person**, and a zero-defect mindset across 20,000+ transactions.

03 Your time

Commitments in **3 business days**, curative cleared in 2–4. Same-day notary, after-hours signings — and we close wherever your client is: **in our offices, in Denver, or fully remote with a notary**. Unusual ask? Just ask.

THE PEOPLE YOUR CLIENTS WILL MEET

Brett Eakins leads Title — former owner of this agency, working Chaffee County records since 2002. Nobody in the region reads a messy chain better.

Jennifer Leighton Scanga and **Cindy Schwartz** lead Escrow — 40+ combined years getting deals to the table across our three offices, with Colleen Hemmert and Brenda Smith raising the bar every day.

Dan Strickland, President — pairing CCTE's deep local know-how with modern tools and tighter security. Something we could do better? Tell him — feedback is a gift.

We live here and invest here — Habitat for Humanity, Boys & Girls Club, ROCC, 4-H, local Chambers. Your clients aren't a file number. They're neighbors.

PRICING WITHOUT THE MYSTERY

\$400 flat

Bundled closing fee on represented purchases — one number, one page. Variable items (tax cert, recording fees, etc.) billed separately.

Refi & builder rates quoted up front — no file needed. Orders opened on/after April 6, 2026.

SECURITY ON EVERY FILE

- End-to-end encryption
- Wire protection — dual-control wires
- Identity verification

PUT US TO WORK EARLY

- Sanity checks before contract
- Quotes without a file in hand
- Doc prep — deeds, notes, POAs
- Free title & escrow seminars
- Statewide Colorado coverage

BACKED BY

First American

Westcor

ALTA

LTAC

Powered by Qualia

Educational only — not legal or tax advice. Service levels and turnaround timelines are typical, not guaranteed, and vary by file. Represented closing fee applies to orders opened on or after April 6, 2026. Underwriters: First American Title Insurance Company · Westcor Land Title Insurance Company (WLTIC). As of August 2026.

Send us a file *to prove it.*

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centralcoloradotitle.com · Salida · Buena Vista · Westcliffe
Local Roots. Modern Approach.