



COMMON TITLE OBSTACLES

The following items require added clearance and processing time for title and escrow. To avoid any possible delay, please provide complete information as early as possible.

Bankruptcies

Probates

Foreclosures

Establishing Fact of Death - Joint Tenancy

Use of, Proper Execution of Power of Attorney

Family Trust

Business Trust

Recent Construction

Physical Inspection Findings: Encroachments, Off-Record Easements

Clearing Liens, Judgments

Clearing Child/Spousal Support Liens

Proper Execution of Documents

Proper Jurats, Notary Seals

Transfers/Loans Involving Corporations/Partnerships

Last Minute Changes in Buyers

Last Minute Changes in Coverage

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