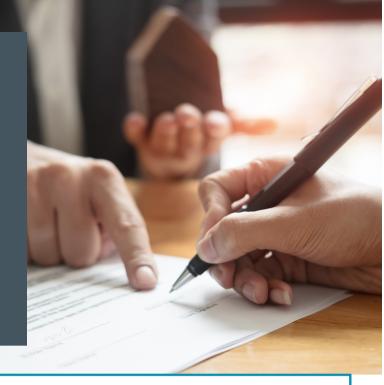
## Common Title Obstacles



HOW TO AVOID THEM



## **Avoid Delays**

You can avoid delays by providing as much information as you can, as soon as possible.

The following items required added clearance and processing time for escrow **and** title.

- Bankruptcies
- Probates
- Foreclosures
- Establishing Fact of Death Joint Tenancy
- Use of, Proper Execution of Power of Attorney
- Family Trust
- Businéss Trust
- Recent Construction

## Contact your California Title representative for assistance.

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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