

Common Title Obstacles

Did you know...

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**
- **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**

Contact your California Title representative for assistance.



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