

## COMMON TITLE OBSTACLES

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

### AVOID DELAYS

by providing as much information as you can as soon as possible.

Bankruptcies

Physical Inspection Findings: Encroachments, Off-Record Easements

Probates

Clearing Liens, Judgments

Foreclosures

Clearing Child/Spousal Support Liens

Establishing Fact of Death - Joint Tenancy

Proper Execution of Documents

Use of, Proper Execution of Power of Attorney

Proper Jurats, Notary Seals

Family Trust

Transfers/Loans Involving Corporations/Partnerships

Business Trust

Last Minute Changes in Buyers

Recent Construction

Last Minute Changes in Coverage