

# IMPORTANT QUESTIONS FOR SELLER'S



Please let your agent know if anything below needs to be considered.

- Y  N Is this property involved in a 1031 exchange?
- Y  N Does the property qualify as seller's principal residence?
- Y  N Has there been any recent construction/remodeling?
- Y  N Will you, the seller be using a Power of Attorney?  
*If "YES" additional instructions are required from escrow.*
- Y  N Are any of the parties on title deceased?
- Y  N Has there been a change of marital status?
- Y  N Are you, the seller a foreign transferor that may be subject to FIRPTA?
- Y  N Are funds being wired? If so, advanced preparation is required.
- Y  N Do all parties signing documents have a valid photo I.D.?  
*If "NO," now is the time to apply for a valid I.D.*
- Y  N Do you have any vacations planned near your closing date? Will you be out of town anytime during your transaction?
- Y  N Do any parties reside out of state?
- Y  N Is the property involved in a foreclosure action?
- Y  N Is there a Homeowner's Association?  
*If "YES," provide escrow with the HOA contact information*
- If Seller is a Corporation, LLC, or a Partnership, please submit all required documentation:  
*i.e.: Articles of Incorporation, Bylaws, Partnership Agreement, Resolution, etc. Once documents are supplied, escrow will instruct further.*
- If Seller is a trust entity, submit a copy of the trust agreement and a signed verification of trustee.



**If you answered "YES" to any of these questions, please contact your Escrow Officer/Agent for more info.**

