



Close Your Short Sales With California Title!

Short sale hurdles that may affect your title closing include:

1. Last minute submission of Seller's "Statement of Information."
2. Demands (1st and 2nd) not matching. Not approved or different amounts.
3. Payment outside of escrow not approved by short sale lender. (1st lien holder must ok 3rd party paying the difference to the 2nd.)
4. Conditional demands from short-sale lender. (ie: Lender can rescind demand and require full payment, even after transaction has closed if certain conditions are not met)
5. Waiting until the last day of the short sale lender's approval period to close.
6. Fallouts (new liens filed after transaction opens).
7. Communication failure between the bank and the foreclosing Trustee. (Foreclosure sales have taken place even in cases where the Bank has agreed to the short sale, but failed to tell the Trustee.
8. Seller generated changes to title.
 - a) Place title into a trust, corporation or LLC
 - b) File Bankruptcy
 - c) Contacts a foreclosure rescue company, who creates conditions on title that may prevent the sale. (Typically, conveying a fractional interest to a person or entity who is in bankruptcy.)
9. Seller not performing based on advice of their attorney.

SAN DIEGO

2365 Northside Drive, #250
San Diego, CA 92108
619.516.5227 | 800.542.6332
619.516.5249 FAX

ORANGE

27405 Puerta Real, #120
Mission Viejo, CA 92691
949.582.8709 | 800.393.1892
949.582.2449 FAX

LOS ANGELES

100 North First St., #404
Burbank, CA 91502
818.382.9889 | 800.280.9131
818.380.0807 FAX

Help avoid pitfalls and deal with them immediately by specifying California Title Company for your next short sale transaction.

Our Title Officers have the knowledge and experience necessary to close even the toughest transactions. Let us assist you in closing your next short sale.