

# COMMON TITLE OBSTACLES

## **AVOID DELAYS**

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

*The following items require 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**

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*Protecting Your Property Rights*

