

ENSURING EFFICIENT PROCESSING

Avoiding Common Title Clearance Delays



Navigating a real estate transaction can be tricky, as obstacles and curves in the road can slow things down. To ensure the most efficient clearance and processing times for title and escrow, it is important to provide complete, accurate information.

For any of the following issues, submitting all information known to all parties at the beginning of escrow, or as soon as they are known, will help avoid delays in closing.

- ▶ Complete family trust and any amendments
- ▶ Business trust and any amendments
- ▶ Establishing fact of death in joint tenancy
- ▶ Probates
- ▶ Liens and judgments recently cleared
- ▶ Child/spousal support liens recently cleared
- ▶ Payoff demands (e.g. credit lines)
- ▶ Short sales
- ▶ Bankruptcies
- ▶ Transfers or loans involving corporations or partnerships
- ▶ Power of Attorney – proper execution
- ▶ Documents executed properly – grantees compare to trustors, proper jurats and notary seals (signature must match the stamp)
- ▶ Physical inspection results – encroachment, off-record easements
- ▶ Recent construction
- ▶ Recent foreclosure
- ▶ Last-minute changes in buyers
- ▶ Last-minute change in type of title coverage

There probably isn't an issue we haven't dealt with before, and we are happy to help you navigate the complications of your transaction. The sooner it gets addressed, the fewer delays. We're here to help get you to a successful closing!