



TYPICAL TITLE CLEARANCE PROBLEMS

These items will require added clearance and processing time for escrow and title. Avoid delays by providing information known to you on any of the items listed.

1. Establishing Fact of Death — Joint Tenancy
2. Power of Attorney — Use of, Proper Execution
3. Physical Inspection Results — Encroachment, Off-Record Easements
4. Clearing Liens, Judgements
5. Clearing Child/Spousal Support Liens
6. Probates
7. Transfer/Loans Involving Corporations/Partnerships
8. Bankruptcies
9. Proper Execution of Documents — Grantees Compare to Trustors, Proper Jurats, Notary Seals
10. Last Minute Changes in Buyers
11. Last Minute Change in Type of Coverage
12. Recent Construction
13. Family Trust
14. Business Trust
15. Property Recently Foreclosed

***Please don't forget to specify
Lawyers Title on your next transaction.***

