



As your title partner, we want all of your transactions to close smoothly.

While not every problem can be anticipated, there are several common “red flags” that you should watch for early on in the transaction in order to avoid delays in closing.

If you determine that your Buyer or Seller is affected by any of the following, contact us immediately. Being proactive will help ensure these red flags are addressed and you and your customers can have a successful closing.

Be aware if any of the parties in your transaction includes:

- » Sellers or Buyers that will not be present at Closing
- » Divorce or Separation
- » Bankruptcy
- » Foreclosure
- » Recent Marriage of Seller or Buyer
- » Liens or Judgments against Property Owners
- » Death of Property Owners
- » Easements Obtained or Given since Purchase of Property
- » Known Encroachments
- » Power of Attorney
- » Trusts
- » Shared Driveways
- » Foreign Sellers
- » Guardianship of Incompetent Seller