



## Common Title Obstacles

The following items require added clearance and processing time for escrow and title. Avoid delays by providing as much information as you can as soon as possible.

*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*

