

WATCH FOR RED FLAGS

As your title partner, we want 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.



Details That Could Hold Up Your Deal:

- 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
- Sellers or Buyers Not Present at Closing
- Power of Attorney
- Trusts
- Shared Driveways
- FIRPTA Tax Implications
- Guardianship of Incompetent Seller

Our title & escrow team can be an essential resource—helping you uncover issues early, verify authority, and keep transactions on track. Contact me today.

