

# Typical Title Clearance Problems



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

- 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

Information deemed reliable but not guaranteed.