



# Common Title Issues That Cause Delays

Avoid escrow and title delays.

The following items may 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
- ▼ Business Trust
- ▼ Clearing Child/Spousal Support Liens
- ▼ Clearing Liens, Judgments
- ▼ Establishing Fact of Death–Joint Tenancy
- ▼ Family Trust
- ▼ Foreclosures
- ▼ Last-Minute Changes in Buyers
- ▼ Last-Minute Changes in Coverage
- ▼ Physical Inspection Findings–Encroachments, Off-Record Easements
- ▼ Probates
- ▼ Proper Execution of Documents
- ▼ Proper Jurats, Notary Seals
- ▼ Recent Construction
- ▼ Transfers/Loans Involving Corporations/ Partnerships
- ▼ Uninsured Deed Transfers
- ▼ Use of Proper Execution of Power of Attorney



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