



## Typical Title Clearance Problems

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

- 1. Establish Fact of Death - Joint Tenancy**
- 2. Power of Attorney - Use of, Proper Execution**
- 3. Physical Inspection Results - Encroachment, Off-Record Easements**
- 4. Clearing Liens, Judgments**
- 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 Seal**
- 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**