



# What Can Cause Delay In Escrow?

## *Did you know?*

Any of the following situations could cause substantial delay in close of escrow. The earlier we are made aware of potential problems, the earlier these issues can be dealt with to ensure a smooth and timely close of your transaction.

- Are your principals trying to accomplish a tax deferred exchange? If so, have they chosen an intermediary? Who is it?
- Will any of the principals be using a Power of Attorney?
- Are any of the vested owners deceased or in any way incapacitated?
- Do all of the principals who will be signing have a current photo ID or Driver License?
- Have any of the principals recently filed for bankruptcy?
- Are the sellers of this transaction residents of California?
- Has there been a change in the marital status of any of the vested owners or will we be adding anyone to title (i.e. cosigners, additional insured, etc.)?
- Is the property currently vested in a trust or will the new buyer/ borrower vest in a trust?
- Are any of the trustees of the trust deceased or incapacitated?
- Will this transaction involve a short sale?
- Will there be a new entity formed (i.e. partnership, corporation)?
- Will all of the principals be available to sign or will we be Federal Expressing documents to another state/ country? If so, where?

If you have any other information which may be useful, please contact your escrow officer as soon as possible. Our goal is to make your transaction as easy and trouble-free as possible. We appreciate your business and hope that you specify Provident Title Company your choice for all of your title needs.