

Red Flags OF ESCROW



Key Questions to Avoid Costly Delays at Close

In order to prevent delays in the close of your escrow, we've compiled the following questions. Please take the time to answer them so that our experts can ensure you experience a seamless transaction.



- ❑ Is there a Homeowner's Association? Are there any delinquencies?
- ❑ 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's license?
- ❑ Have any of the principals recently filed for bankruptcy?
- ❑ Has there been a change in marital status of any of the vested owners, or the addition of 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 sending documents to another state/country? If so, where?
- ❑ Does the seller or buyer have any state or federal tax liens?
- ❑ Is the seller or buyer subject to spousal or child support payments?
- ❑ Will the seller or buyer be involved in a §1031 exchange?
- ❑ Are there solar liens or solar panels?
- ❑ Are there HERO programs or special assessments in the tax bill?

If you have any other information that could potentially delay your closing, please let us know. The sooner we are aware of the situation, the faster we can find solutions to conduct your transaction as smoothly as possible. Thank you for your business. Please count on us to fulfill all of your title and escrow needs.