Fidelity National Title

Common Title Obstacles

THE FOLLOWING ITEMS REQUIRE ADDITIONAL CLEARANCE AND PROCESSING TIME FOR ESCROW AND TITLE. BE SURE TO AVOID POTENTIAL DELAYS TO YOUR CLOSING BY PROVIDING AS MUCH INFORMATION AS YOU CAN TO YOUR ESCROW OFFICER AS SOON AS POSSIBLE.

- Bankruptcies
- Probates
- Foreclosures
- Establishing fact of Death-Joint Tenancy
- Use of proper execution of Power of Attorney
- Family Trust
- Business Trust
- Recent construction
- Physical inspection findings, enroachments, off-record easements
- Clearing liens or judgments
- Clearing child or spousal support liens
- Proper execution of documents
- Proper Jurats
- Proper Notary seals
- Transfers or loans involving corporations or partnerships
- Last minute changes in buyers
- Last minute changes in coverage

WE UNDERSTAND THAT EVERY TRANSACTION IS UNIQUE. WHILE THIS LIST CONTAINS SOME OF THE MORE COMMON OBSTACLES, COMMUNICATION IS KEY. PLEASE BE SURE TO SHARE WITH YOUR ESCROW OFFICER ANY CONCERNS OR CONSIDERATIONS.