Fidelity National Title

Uninsured Deeds

Most common problems from Uninsured Deed's come from Quitclaim deeds between family members, especially husband and wife.

When a person is added to title, it is a window of opportunity for matters against him/her to attach to the property.

WHY SHOULD IT BE OF CONCERN TO YOU WHEN TAKING A LISTING?

- Is it a divorce situation?
- Was it signed in distress?
- Possible bankruptcy?

HOW CAN YOU SPOT AN UNINSURED DEED WHEN YOU ORDER A PROFILE FROM FIDELITY NATIONAL TITLE AND LOOK AT THE DEED?

- Look for accommodation stamp.
- No title company or title company title order number.
- No escrow number showing on document.
- No document stamp showing under the fee section.
- Handwritten document.
- Time recorded is not 8:00 am in the morning.