

*title tips and escrow essentials*

# SIX COMMON ISSUES THAT MAY AFFECT TITLE



## **VESTING**

Are you working with the people who are listed on the title report as the vested owners? If there's *any* difference between who's on title and who's on your listing agreement, contact us right away.

## **MARRIAGE**

Let us know if the seller has gotten married or is in a domestic partnership. The spouse/partner may need to be involved depending on the situation.

## **DIVORCE**

We may need to get the property settlement agreement from the sellers if it's not filed with the court.

## **POWER OF ATTORNEY**

If a POA will be used, let us know right away so we can review it, and fill you in on other important steps.

## **A DEATH**

If a party has passed away, let us know when you open title. If there's no probate on the estate, we need to get a jump on getting the information we need to clear title.

## **LLCS AND TRUSTS**

If a property is vested in an LLC or trust, we'll need to get those documents to show us (and you) who needs to be involved in the transaction.

Connect with CW Title to get answers to all of your title and escrow questions!  
**1.855.CWTITLE | [cwservice@cwtitle.com](mailto:cwservice@cwtitle.com) | [www.cwtitle.com](http://www.cwtitle.com)**