

WHY THE BUYER'S MARITAL STATUS MATTERS



WHY DO WE ASK FOR THE BUYER'S MARITAL STATUS?

Because Washington is a community property state.

WHAT DOES THAT MEAN?

Washington law states all married purchasers have a presumed community interest in property purchased after marriage. This applies whether the spouse participates in the purchase or not. In other words, the non-purchasing spouse has interest in the property, even if they are not going to be in title.

WHAT DO WE DO ABOUT THE NON-PARTICIPATING SPOUSE?

The best practice is to have the non-participating spouse convey (via deed) their presumed community interest at the time of purchase. This keeps the ownership interest in the property solely with the purchasing spouse. There are a few exceptions when the deed is not required, but these are rare. Please contact your title officer to discuss before presuming a deed is not needed.

WHAT IS NEEDED FROM THE BUYER/BROKER?

We need to know the marital status of the buyers as soon as possible when we receive a purchase and sale agreement. So, when you contact the title/escrow company and send over the PSA, please let us know their marital status at that time. This will give everyone a jump start figuring out the details.

Connect with CW Title to get answers to all of your title and escrow questions!
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