

CHECK FOR VALID IDENTIFICATION WITH AGING SELLER CLIENTS



CHECK SOONER RATHER THAN LATER TO CONFIRM YOUR AGING SELLER CLIENT HAS VALID IDENTIFICATION

A potentially challenging trend we're seeing is senior aged sellers entering the market, but no longer have valid identification to provide to a notary for signing seller documents (i.e. the deed to the buyer, etc.).

A notary can accept a valid driver's license that has expired within three (3) years, but we are seeing many senior aged sellers have expired licenses and/or passports that are beyond this timing. If the seller does not have valid ID, the notary will not be able to acknowledge the documents. The seller will then need to go through the process of obtaining valid identification. This can take time, is often a large hassle, and given timeframes to obtain from the WA DOL or other agency, can potentially delay closing.

Pro-Tip: If you have senior aged sellers, ask them up front if they have a valid driver's license or passport. If they do not, assist and/or advise to start this sometimes time-consuming process. We certainly don't want this to be a surprise once we near our closing date when seller documents need to be signed in front of a notary public who will require proper identification.

The Washington State Department of Licensing Notary Proper Identification requirements can be found here: <https://www.dol.wa.gov/business/notary/npractices.html>

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