

7 KEY ITEMS WHEN REVIEWING A TITLE REPORT



(FOR THE BUYER BROKER/BUYER)

1. Are the **names of the buyers** and the way they want to take title reflected correctly on the report?
2. Is the **price** correct?
3. Do you have **questions about the sellers**? Who signed the contract? Does it match who's on title as the seller? If not, you have every right to check with title or escrow and get clarification on that.
4. Are there **covenants, agreements or other information** on the title commitment that can impact the way the buyer intends to use the property? For instance, does an easement run right over the spot where you hope to pour a lovely patio? Is there a height restriction that will prevent you from adding another story to capture that view? The full documents are hyperlinked in blue within the commitment.
5. Are there **liens, judgments or other issues** that could impact your ability to close on time? Ask your escrow officer what the game plan is and if it will delay closing.
6. If you are reviewing the report prior to making an offer, be sure and **check the date of the report**. If it's more than a few weeks old, call the title company and see if there are any updates or supplements. Also, be sure that you have all of the supporting documents. (For example, if you see a mention of an easement, be sure you have the recorded document that has the details of that easement.) CW's title commitment hyperlinks these documents in blue for your convenient access.
7. If you have **questions on other item** (surveys, easements, agreements, housing code violations, landslide covenants, geo-hazard warnings, bankruptcies, divorces, probates, on-site inspections, septic systems, etc.) when reviewing the report, just contact your CW Title Unit. That's what we are here for.

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