

# WHEN A STATEMENT OF IDENTITY IS NEEDED



When we search title on a sale, we search public records on both the sellers and buyers. We look for judgments, liens or other complex issues that may affect the property.

We often need to have a Statement of Identity completed when a buyer or seller has a common name (i.e., John Smith). For example, if we run the name John Smith in King County, we would come up with around 5,000 complex issues that affect the property of parties with the name John Smith. The information provided in the Statement of Identity allows us to determine which items do and do not affect the subject party and/or property.

It's important to return the completed form as soon as possible so that title, and the parties involved, will have more time to work on any issues that may arise. Although it can be time consuming for clients to fill out this form, it is crucial information. It is a confidential document, so your clients can rest assured the information is private and secure.

**If your clients have questions about their real estate holdings,  
please give us a call. We are happy to help!**

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)**