

TITLE RED FLAGS CHECKLIST

Title Red Flags that can Delay your Closing



Ownership Mismatch

Seller signing the listing agreement doesn't match title



Open Liens

Child Support, IRS Liens, Judgments



Unreleased Loans

Old Private Financing



Trust Problems

Missing Trustee Authority, Incomplete Trust Documents



Probate Risk

Owner Deceased without Trust or Right of Survivorship



Divorce / Community Property Issues

Ex-spouse interest still attached



Permit / Easement Concerns

Encroachments, access issues



***If you see even one of these,
call me before you list!***



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