



# Common Title Obstacles

We Don't Succeed Until You Succeed.

**The following items require added clearance and processing time for escrow and title. Avoid delays by providing as much information as you can as soon as possible.**

- Bankruptcies
- Probates
- Foreclosures
- Family Trust
- Business Trust
- Recent Construction
- Clearing Liens, Judgments, including Child/Spousal Support Liens
- Proper Execution of Documents
- Proper Jurats, Notary Seals
- Last Minute Changes in Buyers
- Last Minute Changes in Coverage
- Establishing Fact of Death-Joint Tenancy
- Use of, Proper Execution of Power of Attorney
- Transfers/Loans Involving Corporations/Partnerships
- Physical Inspection Findings-Encroachments, Off-Record Easements



**Fidelity National Title®**