title and escrow essentials

10 KEY ITEMS IN REVIEWING A TITLE REPORT

LISTING BROKER/SELLER

1. Are the **names of the sellers** the same people you are working with? If not, it might be because of a marriage, divorce, death, trust, LLC, POA, etc. Let us know right away what the situation is and we'll work with you on next steps.

2. Is the **legal description correct**? Check the last deed (hyperlinked to the title report) and if there are any differences contact us to find out why. If you used the last deed on the MLS, be sure and upload the Exhibit A legal from the title report.

3. Are there any items that need to be **disclosed on the Form 17**, such as CC&Rs, maintenance agreements, encroachments, etc.

4. Are the **correct number of loans** reflected on the report? Review with the seller to see if something is missing or if something on here that shouldn't be.

5. Are there **any restrictions** that could impact your sales price (height restriction, low income housing restriction, etc.)

6. Are the **tax payments** up to date?

7. Are there any **liens, judgments or lawsuits** that could impact the timing of closing or even your ability to list it? NOTE: Some of those could be a mistaken identity, in which case we'd provide an ID affidavit for the seller to fill out.

8. Are the **address and property type** correct?

9. Has there been **recent work** (major remodel, new construction)? If so, we need to work with you on getting proof of payment to contractors and suppliers.

10. If you have **questions on other items** (surveys, easements, agreements, housing code violations, landslide covenants, geo-hazard warnings, bankruptcies, divorces, probates, onsite inspections, septic systems, etc., etc., etc.) when reviewing the report, just contact us to explain. 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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