



# title and escrow essentials

## 7 KEY ITEMS IN REVIEWING A TITLE REPORT

### SELLING 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 plat** that can impact the way your buyer intends to use the property? For instance, does an easement run right over the spot they hope to pour a lovely patio? Is there a height restriction preventing them from adding another story to capture that view?
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 back up documents (i.e. if you see a mention of an easement, be sure you have the recorded document that has the details of that easement).
7. 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.

**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!  
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