

Things that go “Bump” in the Closing Room

PURCHASE & SALE AGREEMENT

- Legibility
- ALL contact info.
- Addendums/counter offers.
- Lender payoff information.
- 1031 exchange information.
- Simultaneous– if so we are coordinating with another escrow officer.
- Seller concessions
- Repairs

COMMUNICATION

- Any party deceased/divorced.
- Out of town signing.
- Courtesy signing at another branch.
- Marital status
- Any changes to the agreement w/o documentation
i.e.: missing addendums

COMMISSION DEMANDS

- Commission discrepancies
- Missing demands

HOME WARRANTY

- Who is paying for it? Seller/Buyer/Agent?
- If agent is paying for it...does the commission demand reflect that?
- Missing invoice

JUDGMENT/STATEMENT OF IDENTIFICATION

- Child support/spousal
- Criminal
- Traffic
- Judgments may appear against names that are “similar” to the seller/buyer.

Note: To clarify, if the judgment is against the principal, title will need the principal to fill out a statement of identification form.

