



SHOWSTOPPERS

In our business, the show is the closing, and we want to help your customers have the smoothest closing possible. While not every problem can be anticipated, there are **Red Flags** you should watch for in your transactions. Being proactive to these potential showstoppers will help ensure a successful closing and bring you referrals. If you determine that your buyer or seller is affected by any of the following, call Old Republic Title® immediately.

- ❗ Trusts
- ❗ Bankruptcy
- ❗ Foreclosure
- ❗ Divorce or Separation
- ❗ Recent Marriage of Seller or Buyer
- ❗ Death of Property Owners
- ❗ Known Encroachments
- ❗ Power of Attorney
- ❗ Shared Driveways
- ❗ Foreign Sellers
- ❗ Liens or Judgments Against Property Owners
- ❗ Guardianship or Incompetence of Seller
- ❗ Sellers or Buyers that will not be present at closing
- ❗ Easements Obtained or Given Since Purchase of Property