



## 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