

# SHOW STOPPERS

In our business the SHOW is the closing and we want your clients to have the smoothest closings possible. While not every problem can be anticipated, there are “Red Flags” which you should watch for in your transactions. If you determine that your Buyer or Seller is affected by any of the following call the Real Estate Attorney or Title Agent immediately. Being proactive to these show stoppers will help ensure a successful closing and bring you referrals.

## RED FLAGS

- Divorce or Separation
- Bankruptcy
- Foreclosure
- Recent Marriage of Seller or Buyer
- Liens or judgments against property owners
- Death of property owners
- Easements obtained/given since purchase of
- Know encroachments
- Sellers or Buyers that will not be present at closing
- Power of Attorney
- Trusts
- Foreign Sellers
- Guardianship or Incompetence of seller

CONTACT OUR OFFICE FOR ANY QUESTIONS/CONCERNS

