



Closing Delays Questionnaire

TRID regulations have made the industry reevaluate transaction timelines. Now, more than ever, it is imperative to communicate early about events that may trigger a delay. Please review these questions upon opening escrow and alert your escrow officer immediately if the answer is **yes**.

| | YES | NO |
|--|-----|----|
| Will your client be using a Power of Attorney? | | |
| Has there been a change in marital status? Will there be a change in marital status prior to close of escrow? | | |
| Are any of the parties in title deceased? | | |
| Will the signing take place outside of our area? Will your client be traveling? Will we need to arrange a courtesy signing or mail away? If someone is signing on behalf of your client, does that person live in another city/county/state/COUNTRY? | | |
| Is there a mortgage against the property? How many? Is it in default? | | |
| Is the property part of a homeowners association? If so, how much are the dues and transfer fee? | | |
| Does your client want a home warranty? | | |
| Are there any liens or judgments against your client? | | |
| Would your client like extended coverage on their owner's title insurance policy for additional protection? | | |

Proactive communication is integral to closing on-time.
Thank you for going the extra mile for your clients.



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