



# 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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