



# Proactive Resolution “RED FLAGS”

**Our customers deserve the smoothest closings possible.**

While not every problem can be anticipated, there are “Red Flags” that warrant further investigation prior to closing.

## **CONTACT YOUR CLOSER REGARDING ANY “RED FLAGS”**

- Customers out of state or out of the country
- FIRPTA
- Powers of Attorney
- Recent Marriage
- Divorce
- Trust
- Death of property owners
- Life Estate
- Existing Land Contract Documents
- Bankruptcy
- Liens or judgments against property owners
- Foreclosure
- Forbearance
- Short Sale
- Easements obtained or given since purchase of property
- Encroachments

