

Questions to Ask

DURING A LISTING APPOINTMENT

1845
—TITLE—

Reduce risks, prevent delays, and ensure a smooth transaction from start to finish by using these questions to proactively uncover and resolve potential issues.

1. Is there a Homeowner's Association (HOA)? If yes, can you please provide the name and full contact information (management company, phone, email)?
2. Is the property owned solely by you, or is there anyone else on the title? (If married, both spouses may need to sign, even if only one is listed on title.)
3. Is this property part of an estate, trust, or inherited property? If yes, are all necessary documents (such as letters testamentary, trust documents, or death certificates) available?
4. Do you have an existing survey of the property? If yes, please locate it now and be prepared to also complete a T-47 Residential Real Property Affidavit or T-47.1.
5. Have there been any changes or additions to the property since the last survey? Please describe changes that have been made, as a new survey may be required.
6. Is there currently an open mortgage or lien on the property? If yes, please have your most recent mortgage statement available for title to help with payoff information.
7. When you receive an email from the title company (1845 Title) asking for seller information, will you please complete it promptly, honestly, and thoroughly?
8. Are there any outstanding judgments, divorces, tax issues, or bankruptcy proceedings, or pending lawsuits we should be aware of?
9. Is this property located in a Municipal Utility District (MUD), Public Improvement District (PID), Planned Unit Development (PUD), Tax Increment Financing (TIF) district, or any other special district that imposes additional assessments, taxes, or fees?
10. Is there anything else that might impact the closing or transfer of ownership (e.g., leased solar panels, leaseback needs, or encroachments)?