



THINGS THAT GO “BUMP” IN THE CLOSING ROOM

EARNEST MONEY AGREEMENT:

- Legibility.
- ALL Contact Info.
- Addendums/Counter Offers.
- Financial Information.
- 1031 Exchange Information.
- Simultaneous– if so we are coordinating with another escrow officer.
- Seller Concessions.
- Repairs.

COMMUNICATION:

- Any party deceased/divorced.
- Out of town signing.
- Courtesy signing at another branch.
- Father/Daughter.
- Any changes to EMA.

COMMISSION DEMANDS:

- Commission Discrepancies.

HOME WARRANTY:

- Who is paying for it? Seller/Buyer/Agent?
- If agent is paying for it...does the commission demand reflect that?

JUDGMENT/STATEMENT OF IDENTIFICATION:

- Common Judgments that show up on the preliminary title report.
- Child Support/Spousal.
- Criminal.
- Traffic.
- Judgments may appear against names that are “similar” to the seller/buyer.
- To clarify if the judgment is against the principal, title will need the principal to fill out a statement of identification form.



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