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THE TOP TEN

The items below are common obstacles in the road to a smooth closing. Answering "YES" to any of these questions will assist us in processing your order.

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|-----|--|----|-----|
| 10. | Is there a trust, probate, bankruptcy or court order
If yes, please specify _____ | No | Yes |
| 9. | Has there been a death, marriage, divorce or name change ?
If yes, please specify _____ | No | Yes |
| 8. | Have any unrecorded or recently recorded deeds been executed since purchase?
If yes, please provide a copy. | No | Yes |
| 7. | Does anyone else have an interest in the real estate (lease, land, contract private mortgage, liens, State, or Federal Tax Liens)
If yes, please specify _____ | No | Yes |
| 6. | Have any additional lots been purchased or sold
If yes, please specify _____ | No | Yes |
| 5. | Are there recent mortgages (last 6 months)? Has there been an equity line of credit ?
If yes, please provide lender and account number _____ | No | Yes |
| 4. | Is the seller current on their mortgage payments ?
Please provide lender and account number _____ | No | Yes |
| 3. | Are there delinquent taxes or pending special assessments (sidewalk sewer, water, paving etc.)?
If yes, please specify _____ | No | Yes |
| 2. | Have there been any contracted home improvements or repairs within the past Year?
If yes, provide a list of improvements and receipts _____ | No | Yes |
| 1. | Will all parties be at closing?
If no, a Power of Attorney or Pre-Signed closing docs will be necessary. | No | Yes |

Courtesy of Addison Title Services