What information should you get when you list a property?

Surprises are not welcome at the closing table. Here is a list of information you should obtain when you list a property so you can avert potential problems.

- Marital status of seller
- Name of divorced spouse and copy of decree if divorced outside the country
- Name of deceased spouse, date of death, county where death took place
- Did the deceased spouse leave a will? Was it probated?
- If the property is inherited, names and addresses of all persons with an interest in the property
- Will a power of attorney be used?
- Is the property a homestead?
- Are there liens against the property?
- Are the payments on the property current?
- Are any minerals owned?
- Is the property under any written or oral contracts, agreements, or leases, such as oil or cattle leases?
- Are any back property or IRS taxes owed?
- Have any insurance claims been filed in the last three years?
- If the property was owner-financed but paid off, is there a release of lien?
- Did the seller attempt to use an existing survey? If so, provide a copy to the title company as soon as possible. Agreeing to provide an existing survey but failing to locate it could result in the seller being in default of the contract unless they pay for a new survey.
- Is the property in a homeowners association?
- Can the seller indicate the approximate boundary lines?
- Are there any recorded or unrecorded easements?
- Does the property involve a trust, partnership, merger, or corporation?

Source: Celia Flowers of East Texas Title Companies