



C R E S C E N T T I T L E

presents:

Top Ten Roadblocks to a Successful Closing

Crescent Title Offices

METAIRIE OFFICE

1421 N. Causeway Blvd.
Metairie, LA 70001

Daniel M. Douglass – Attorney

Phone: 504-888-1919 – Fax: 504-888-1977

Danny@CrescentTitle.com

LindseyS@CrescentTitle.com

UPTOWN OFFICE

7835 Maple St.
New Orleans, LA 70118

Robert J. Bergeron – Attorney

Lauren B. Griffin – Attorney

Phone: 504-866-5151 – Fax: 866-5858

Bob@CrescentTitle.com

Lauren@CrescentTitle.com

Dexter@CrescentTitle.com

NORTHSHORE OFFICE

1748 N. Causeway Blvd.
Mandeville, LA 70471

Kirk J. Frosch – Attorney

Phone: 985-626-3445 – Fax: 985-626-3704

Kirk@CrescentTitle.com

Kristi@CrescentTitle.com

LAKEVIEW OFFICE

6270 Canal Blvd.
New Orleans, LA 70124

Jason P. Hernandez – Attorney

Phone: 484-0700 – Fax: 504-484-0710

Jason@CrescentTitle.com

Josie@CrescentTitle.com

RIVER PARISHES OFFICE

12 Storehouse Ln., Unit B
Destrehan, LA 70047

Abbey A. Mack – Attorney

Phone: 985-307-1515 – Fax: 985-307-1818

Abbey@CrescentTitle.com

Monica@CrescentTitle.com

HISTORIC OFFICE

831 Elysian Fields Ave.
New Orleans, LA 70117

Ian G. Fisher – Attorney

Phone: 504-218-4679 – Fax: 504-218-4689

Ian@CrescentTitle.com

Josie@CrescentTitle.com

HAMMOND OFFICE

220 W. Thomas St.
Hammond, LA 70401

Matthew R. Emmons – Attorney

Phone: 985-269-7700 – Fax: 985-269-7701

Matt@CrescentTitle.com



Final Walkthrough

- Broken or missing items
- Damage to property
- Newly discovered items
- Appliances that were staying are gone
- Utilities are not turned on
- HVAC is broken



Escrow Agreements

- Why are they disfavored?
- How can they save a sale?
- Should it be in writing?
- Who authorizes the release of funds?
- When should they be used?
 - Buyer finds new or additional damage on the day of closing.
- Repairs done by seller or licensed professional.
- Repairs have not been completed.



Divorce

- Divorced Sellers and one refuses to sign
- Buying before the divorce is final
- Disagreement on how proceeds are split
- Community Property Settlement
- Judgments / liens against one spouse



Certified Funds

- Good Funds Act
- Buyer uses an out of state bank
- Availability of investment funds
- Lender requires proof of funds
- Gift funds
- Wire fraud and scams



Open Incriptions

- Un-cancelled mortgages and inscriptions in the chain of title
- Running Buyers names to acquire
- Succession heirs not placed in possession yet
- Blight liens
- Minor's mortgages
- Leases
- Road home small rental mortgage



Tax Sales

- Political Body vs. Third Party
- Redemption Period including Blighted Properties
- Insurability



Authorization to Sign

- Louisiana Limited Liability Companies
- Corporations
- Successions
- Trusts
- Partnerships
- Churches
- Power of Attorney



Legal Descriptions

- Lot sizes/dimensions
- Added lots not resubdivided
- Incorrect lots or errors in descriptions
- Using only municipal address on the purchase agreement
- Relying on owner/assessor for lot size
- Buyer's obligation to verify
- Is the assessor's site accurate



Short Sales

- Short sale lender needs a HUD-1
- Title issues
- Rent/deposit pro-rations
- Tax proration is outdated when lender approves short sale
- Second mortgages, Judgments, Liens



Lender Issues

- Loan denied on the eve of closing
- Funds not available for the closing
- Lender won't return my call
- Fax for Funding
- Non-borrowing spouse cannot attend closing
- Out of state lenders
- Can I use e-closings?





C R E S C E N T T I T L E

Thank you for joining us!
Please don't forget to sign out!

Keep up to date with us at:



www.CrescentTitle.com



@CrescentTitle



@CrescentTitle



@Crescent-Title