FAMILIAR TITLE TERMS

THAT DESERVE A CLOSER LOOK

The situations that can make routine title items more relevant to the transaction.

- **EASEMENT**

  Worth a closer look when your buyer has plans for a pool, addition, fence, or other improvement.

- **RESTRICTIVE COVENANT**

  More relevant when a buyer's intended use or future improvements go beyond how the property is currently being used.

- **LIEN RELEASE**

  Pay attention when a seller recently paid off debt or an older lien still appears in the property records.

- **VESTING**

  Take another look when ownership has been affected by marriage, divorce, death, a trust, or an entity.

- **LEGAL DESCRIPTION**

  Pay extra attention to acreage, multiple parcels, replats, or property that has been divided or combined.

- **SURVEY**

  An existing survey deserves another review when improvements have been added, or the property has changed since it was prepared.

Does something on the file deserve a closer look?
Bring Texas Excel Title in early.