



WCTA

WAYNE COUNTY TITLE AGENCY, INC.

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Essential Information Needed by the Title Company On Each Order

Lender

1. Existing lender: Do you have the seller's loan number?
2. New lender: Do you have the new lender's name and phone number? Please don't forget the loan officer's name!

Marital Status

We will need to know the marital status of all parties in the transaction when the order is placed. If the spouses are not in the area please let us know right away.

1. Buyer's Spouse(s), if they are getting a loan, will be required to be present at closing and sign to release their dower rights on the mortgage and other lender documents.
2. Seller's spouse will be required to sign the Deed.

Quick Closing

Look at the closing date. If we have a quick turn around, a copy of the seller's Owners Policy, existing lien information (name of lender and loan number) and/or assumption information (name of lender and loan number) is essential to complete the transaction.

Good Funds

"Good Funds" is required under Ohio Code. Good funds are normally classified as a cashier's check or wire transfer. Should you need any further information, please ask Wayne County Title Agency, Inc. Escrow Department.

Power of Attorney

If a Power of Attorney is required, have you notified the title company and the new lender?

Homeowners Insurance

Has the purchaser provided the title company with his homeowners insurance carrier?

Homeowners Association

Please provide us the contact information for the Homeowners Association if there is one.