



POWERHOUSE TITLE, LLC

Your Trusted Partners in Real Estate Transactions



We Can Close Your Next Real Estate Transaction!

Contact Us:

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Use this checklist before closing issues become closing emergencies.

Bring questions to Powerhouse Title early. Our goal is earlier issue visibility, cleaner coordination, and fewer closing surprises.

1. CONTRACT REVIEW

- ☐ Are the party names correct and complete?
- ☐ Does the property description match the deal?
- ☐ Are option, financing, and earnest money deadlines calendared?
- ☐ Is earnest money refundable or at risk?
- ☐ Who pays each cost and fee?
- ☐ Are contingencies clear and written?
- ☐ Are repair terms specific: who, what, when, proof?

2. TITLE REVIEW

- ☐ Who owns the property, and does it match the contract?
- ☐ Are there use restrictions, easements, or deed restrictions?
- ☐ Have Schedule C requirements been reviewed and potential issues flagged with the appropriate parties?
- ☐ Are there liens, judgments, lawsuits, or tax issues?
- ☐ Is authority needed for estate, trust, LLC, divorce, or POA?
- ☐ Does the survey match title and property boundaries?
- ☐ Are additional title endorsements/coverage available or needed?

3. INSPECTION/FEASIBILITY

- ☐ Has the buyer hired knowledgeable inspectors?
- ☐ Is the option or feasibility deadline calendared?
- ☐ Are physical issues documented clearly?
- ☐ Are repairs negotiated before leverage expires?
- ☐ Are appraisal or environmental concerns flagged?
- ☐ Is option fee or earnest money at risk?
- ☐ Are repair receipts, permits, or warranties required?

4. FINANCING

- ☐ Is the lender engaged early?
- ☐ Is the financing deadline calendared?
- ☐ Has buyer avoided new debt, credit changes, job changes, and unexplained cash movement?
- ☐ Are lender documents complete?
- ☐ Is appraisal timing being tracked?
- ☐ Does buyer have sufficient cash for down payment?
- ☐ Are lender and title requirements aligned?

5. CLOSING READINESS

- ☐ Has HOA clearance or resale package been requested?
- ☐ Are payoff demands requested and reviewed?
- ☐ Are Schedule C items cleared?
- ☐ Are closing documents complete and accurate?
- ☐ Are signatures, authority, and vesting confirmed?
- ☐ Are funds and disbursement instructions verified?
- ☐ Do all documents match the deal terms?

6. FRAUD & ESCALATION

- ☐ Have wiring instructions been verified by a known phone number?
- ☐ Is anyone rushing, changing instructions, or using a new email thread?
- ☐ Did buyer receive fraud warning before sending funds?
- ☐ Is there a lawsuit, lis pendens, foreclosure, probate, divorce, trust, LLC, or POA issue?
- ☐ Is there a title/survey mismatch?
- ☐ When in doubt: call Powerhouse Title early.

WANT POWERHOUSE TITLE TO REVIEW A LIVE FILE?

Scan the QR code or send us an email to submit your deal to Powerhouse Title for early review.

