

IMPORTANT INFORMATION

1. If seller is a surviving spouse, need certified copy of Death Certificate (If they were not in title as husband and wife or Joint Tenants with right of Survivorship, Ancillary Administration of the Estate must be done in the country where property is located.)
2. If property is in the name of a Trust, Need the following:
 - a. Front page of trust name and date of the trust and the names of the trustees
 - b. Power page – needs to state “authorized to buy, sell, convey real property”
 - c. Signature and notary page
3. If sellers, as trustees, are both deceased and successor trustee is selling, need death certificates, paperwork stated in item 2, and the page that indicates the seller is in fact the “successor trustee.”
4. If sellers are divorced, make sure they have a quit claim deed, not just “I got it in the divorce.” If they do not have deed in their name only, will need ex-spouse’s name and address as they must execute a quit claim deed.