

## Title Analysis and Settlements

Rights of first refusal? Encroachments? Contingent ownership rights? Incorrect legal descriptions? Open monetary liens and judgments? These are just some of many the significant issues that can affect whether the property you are investigating has “clean title”.

Our attorneys are adept in analyzing title reports and providing detailed recommendations and analysis on the issues to be addressed through engineering or legal means, and assessing the risks of those issues that cannot be resolved.

When issuing title insurance, we will also work with you and your team to seek to remove exceptions and obtain endorsements to your policy, when applicable.

In handling a closing, close attention should also be paid to deposit obligations and when the deposit becomes forfeited or refundable to a party; the role of the escrow agent in the deal; the status of title; and the instances or obligations of default and cure rights.

Our real estate transactional attorneys are experienced in large and small deals for builders, developers, and investors alike. We offer title and escrow services in Maryland; and represent Buyers and Sellers in Maryland, Virginia, and the District of Columbia.

Please call us at **(301) 251-1180** or **submit an online inquiry**.

### Attorneys

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