CONCIERGE TITLE
WHITE GLOVE SERVICE

Why is it Better to Close with an Attorney-Owned Title Company?

When it comes to real estate transactions, many buyers and sellers face the decision of whether to close with a standard title company or one that is attorney owned. Opting for an attorney-owned title company offers a unique blend of legal expertise and comprehensive service that can provide significant advantages throughout the closing process. Here's why working with an attorney-owned title company could be the best choice for your real estate transaction.

1. Legal Expertise Every Step of the Way
Unlike traditional title companies, attorney-owned title companies have in-house legal expertise that can be critical in real estate transactions. Attorneys understand the complexities of real estate law, contract language, and state-specific requirements. They can identify and resolve legal issues that could delay or even derail the closing process, such as title defects, encroachments, or easement disputes.

2. Thorough Title Review and Protection
A standard title company will conduct a title search to uncover any existing liens, easements, or other potential encumbrances on the property. An attorney-owned title company goes further. Not only will they conduct the same search, but they will also apply their legal knowledge to interpret and address any issues that may arise. This approach helps ensure that the title is fully clear and legally sound, giving buyers and sellers peace of mind.

3. Guidance on Legal Documents and Compliance
Closing on a property involves a substantial amount of paperwork, from purchase agreements to settlement statements. Having an attorney-owned title company means you have a legal professional overseeing these documents to ensure accuracy and compliance. They can also explain complex clauses, terms, and conditions, helping clients fully understand what they're signing and ensuring that all documents comply with state and federal regulations.

4. Conflict Resolution and Legal Support
Real estate transactions don't always go smoothly. Unexpected issues such as disputes between parties, last-minute changes to the contract, or questions about property boundaries can arise. When using an attorney-owned title company, clients have the advantage of on-the-spot legal advice and support. Attorneys can offer solutions and even negotiate on behalf of clients to resolve conflicts quickly, often preventing delays in closing.

5. Higher Standard of Accountability and Security
Attorneys are held to a strict code of professional ethics and are licensed by the state, which means they're accountable not only to their clients but also to their profession's regulatory body. This higher level of responsibility translates to greater security and transparency for your transaction, as attorney-owned title companies are committed to protecting their clients' interests and ensuring that every transaction is aboveboard and legally sound.

6. Cost-Effectiveness and Value
Many people assume that working with an attorney-owned title company is more expensive than a traditional title company, but this is often not the case. In many states, attorney fees for title services are comparable to those of standard title companies. Additionally, the value provided through legal oversight and protection from potential legal pitfalls can ultimately save clients money by avoiding costly legal disputes or issues that could arise from insufficient title examination.

An attorney-owned title company brings a combination of title expertise and legal knowledge that goes beyond what a traditional title company offers. From thorough title reviews to conflict resolution and the assurance of working with licensed legal professionals, choosing an attorney-owned title company provides unmatched security and peace of mind. For anyone seeking a smooth, secure, and legally sound real estate transaction, closing with an attorney-owned title company is a wise choice.

If you have any questions about we can help you or your client with real estate closings, please call us at **352-241-8629**.