

Contract and Legal Issues

M: Can I sell a property if it has a lien against it?

A house is salable with a lien; however, payment to satisfy the lien is required at the closing table either from the sale proceeds or from the seller's pocket to qualify for title insurance and financing. This applies to all lien types; from mechanic's liens to tax liens. If transferring ownership of a property without purchasing a new title insurance policy or needing financing, properties can be sold with liens remaining in place.

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