

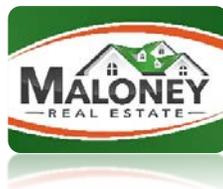
Preparing For Closing

Once you have an agreed upon and signed contract for purchase; there are many things that happen as you make your way to the closing table. In addition to obtaining final loan approval and an appraisal being completed for the lender; you will also need the following:

- Decide who to hire to complete a **Home Inspection** to identify potential defects and needed repairs that might not be immediately detectable during your viewing of the home. The home inspector should provide you with a detailed report of any flaws found in the home and then your Realtor® will guide you through the process of requesting repairs etc. We can help you set up the appointment, but you must decide whom to hire.
- Your lender will require you to have **Homeowners Insurance**. The purpose of this coverage is to cover the replacement value of your home. You will want to allow plenty of time before closing to acquire your insurance policy as you will be required to provide proof of your policy.
- You will want to perform a **final walk-through** with your agent usually 1 -2 days before closing. After closing the buyer is responsible for everything, so you want to insure that the home is in the same condition as it was when you wrote the contract and that any agreed upon repairs have been completed.
- You will want to notify the appropriate utility companies, post office and other phone, cable and service providers to arrange for set up of services in your name.

Here is a list of things to expect at closing, this may vary according to state and local laws so check with your lender, Realtor® and closing entity.

- A copy of all purchasers' driver's license
- Review and signing of documents. This includes the new settlement statement, loan documents and a Truth in Lending Statement.
- You will need to provide proof of homeowners insurance.
- You will need to have a certified check for all closing costs including the remaining portion of your down payment. The final closing form will show the amount you owe and need to bring in certified funds to closing.
- Title search and title insurance.
- **Be sure not to change any of your financials without checking with your lender first. This includes paying off credit cards or charging new items like new furniture and appliances!**
- All keys & garage door openers will be handed over from seller to buyer.



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