

SELLER'S GUIDE

To Closing

Making Houses into Homes One Closing at a Time.®



What do you need to do prior to closing?

- Contact your Closer if you or any co-owners/sellers cannot be present at closing.
- Contact your Closer if there has been a change in marital status since the date you purchased the property.
- Contact your Closer if there have been any recent repairs and/or improvements done to the property.
- If funds are required for closing, coordinate with the title company and your financial/banking institution to arrange for your funds to be wire transferred. Ohio Good Funds Law requires funds for closing to be wired.
- Cancel automatic mortgage payment withdrawals.
- Contact all current utility providers regarding change in ownership.
- Comply with all requirements listed in the purchase agreement.

What do you need to bring to your signing appointment?

- Current driver's license or other government issued photo identification (for notary purposes).
- Social Security or Tax ID Number(s).
- Original Power of Attorney, if applicable.
- Keys and garage door opener(s).
- Any information that may be helpful to the buyer (e.g., appliance warranties, home security information).

What will happen on the day of closing?

- Final settlement statement will be reviewed and signed.
- Closing documents will be reviewed, signed and notarized.
- Funds are collected and disbursed.
- Keys, garage door opener(s), and other property information is exchanged.