Having a signed contract and a scheduled closing date means you’re one step closer to securing your purchase! As you approach your closing date, there are several items we suggest you consider:

* Transfer utilities at the home you are purchasing into your name. This should be the same date as the date that the sellers have arranged to have the utilities turned off in their name.
* Arrange for all required insurance on the property, if necessary.
* You will need to make a decision as to whether you want to pay for the extra survey coverage. This is usually a nominal fee charged by the title policy provider, which provides additional coverage against items like encroachment and boundary discrepancies. If purchased, the standard exception clause in the policy is amended.
* Decide if you want to schedule a walkthrough of the property prior to closing. This can usually be done the same day to provide greater peace of mind as you head to closing.
* The title company will prepare a settlement statement after it receives the approved loan package from your lender. The settlement statement will itemize the amounts that you will be charged and will specify the exact amount due at closing. Please review it carefully and call your agent, escrow officer or lender with any questions.
* A title company must receive “good funds”. Good funds is defined as money wired into the title company’s account on the day of closing, or a Cashier’s Check payable to the title company. If you plan to wire funds, please contact the title company and get their wiring instructions.
* Bring your social security number and a copy of your driver’s license to closing.
* If you cannot attend the closing and need to have papers mailed to you for signature, please let the title company know in advance. This can be handled remotely, but proper notice is required.