

HOT TIPS FOR COOL CLOSINGS



We appreciate your help in creating a positive celebration for you!

Now that your home is listed, give your agent a copy of the prior survey on the home. If the parties to the contract agree to use a prior survey, your agent will present it to Independence Title for review when you go under contract. This could really speed the process along.

Also make sure your agent has a copy of the prior title policy (most people keep this in the same pile with the prior survey). He/she will provide a copy of this to Independence Title with the contract. If there is a title issue, we can work with the company who issued the prior coverage to get it resolved.

Let your agent know your marital status for the entire time you have owned the property. If there has been a divorce or remarriage during the ownership period your realtor will inform your escrow officer.

Give your agent loan payoff information as soon as possible: name of bank, social security number, loan number and an estimated principal balance for all loans on the property. This will help your agent if he/she needs an estimated closing statement/net sheet from us, and will facilitate getting an official payoff statement more quickly.

When possible, avoid planning your closing for the last few days of the month. You will enjoy more options as to closing appointments and last-minute changes or issues will be easier to take care of smoothly.

Inform your agent as soon as possible if the transaction is linked to another closing, for example, if you need the proceeds from this sale quickly for a purchase he/she can let Independence Title know.

Inform your closer if you are a first-time seller. We appreciate the opportunity to plan extra time with you to make sure all your questions are answered.

Inform your agent about any special challenges, for example, you are not US citizens, do not speak English or have a disability. We appreciate the opportunity to plan in advance to take care of your special needs.

If a Power of Attorney is used, please notify your agent well before closing. We'll need the original document at closing and are legally required to contact the person granting the power of attorney on the day of closing.

*Make us your personal title company.
We look forward to taking a special interest
in you and your business goals.*



TITLE COMPANY

www.IndependenceTitle.com