

How To Close at Your Home or Office

The final step in buying your home is the closing. After the title company has completed all of the necessary preparations, a closing date will be scheduled. If, for any reason, you decide that you would prefer to close at your home or office, notify us and we can arrange to accommodate your needs at no extra charge.

In order to have a smooth closing, you should do the following:

Make sure you have received a copy of the HUD-1

A HUD-1 is a document showing exactly how much money will be involved in your closing and who will be paying each amount. It lists such items as the down payment, the mortgage(s), the pro-rated taxes and insurance, the realtor's fees, the title policies, and any other incidentals agreed upon by both parties prior to the closing. The bottom line states exactly how much money the buyer must bring to the closing and how much the seller will receive.

The closing agent will go over this statement line by line to be sure that both parties understand and agree with the amounts shown. Studying this document in advance and getting clarification of anything you don't understand will allow you to avoid problems and delays at the closing table.

Allow plenty of time for closing

Unfortunately, closing isn't always just a matter of signing a couple of pieces of paper and exchanging checks. At times, it may seem like the number of documents needing signatures of the buyer, seller and notary are unending. Sometimes there are unforeseen delays. Whatever the situation, do not expect to be able to close in the space of a lunch hour.

Have all of the documents available

During the home buying process, you will accumulate a number of documents. Beginning with the contract to buy/sell, some of these may be loan applications, inspection reports, repair estimates, surveys, insurance binders, appraisals, and more. You should have all of these papers available at closing, in case they are needed.

Bring a bank check for the exact amount due

The title company/closing agent will not be able to accept a personal check for the amounts due at closing. Be sure to obtain a bank check for this amount in advance and have it available at closing.

We want to ensure that your closing is as easy and comfortable as possible. Contact us with any questions you may have about how to close at your home or office.