

Understanding the Closing Process

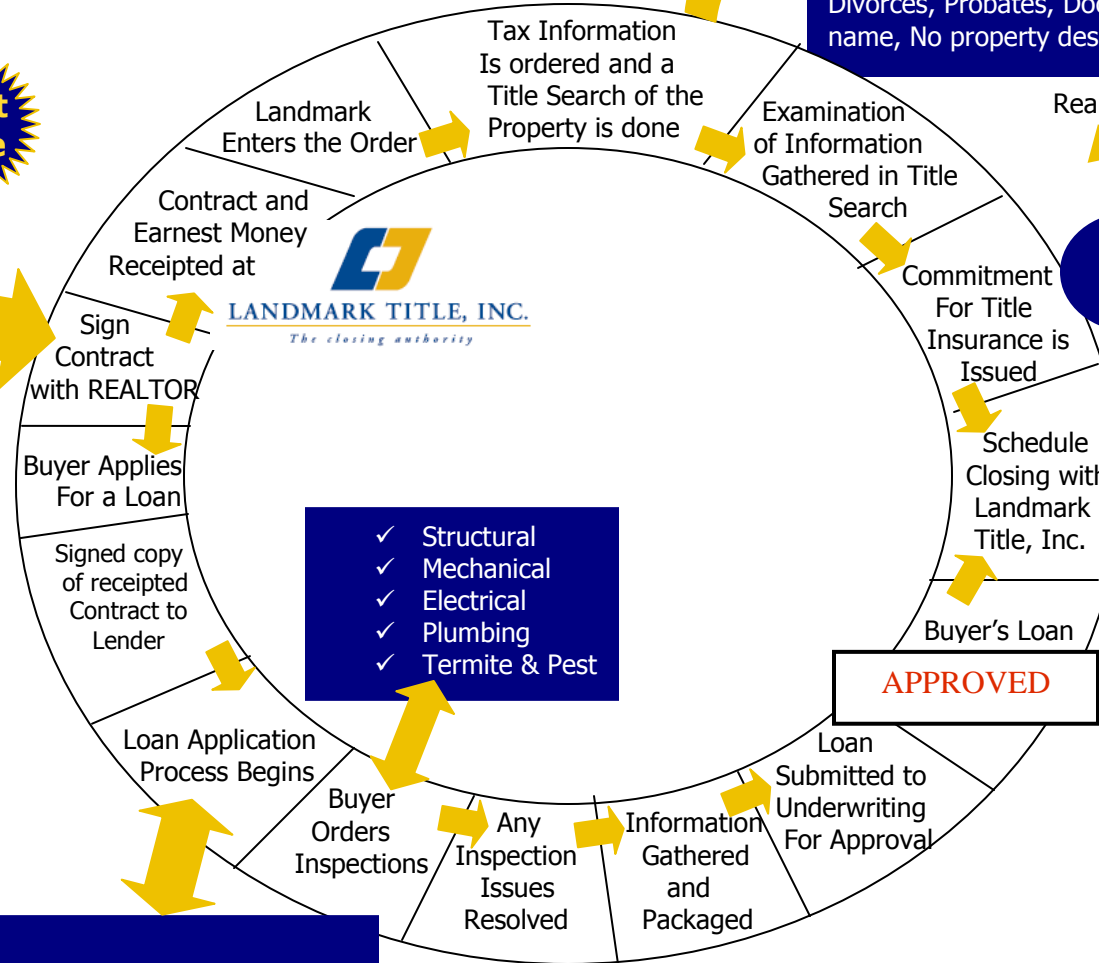
From Contract to Closing

Title Search Includes:

Search of History of property –Owners of Record, Liens and Encumbrances - Clouds on title
 Documents filed by legal description
 Search of Buyer and Seller – Liens, Law Suits, Divorces, Probates, Documents filed by person's name, No property description

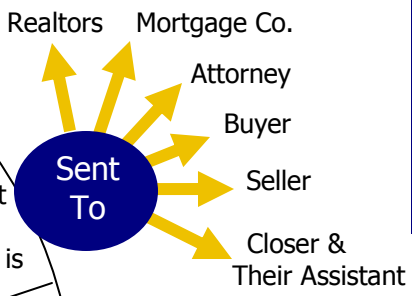
At Closing:

Seller Signs Deed Over to Buyer
 Lender Releases All Monies to the Proper Party Via Landmark Title, Inc.



- ✓ Structural
- ✓ Mechanical
- ✓ Electrical
- ✓ Plumbing
- ✓ Termite & Pest

APPROVED



Payoffs, HOA Letters and any other pre-closing documents are requested	Lender Sends Closing Instructions To Closer	Closing & Funding

Loan Application Process:
 Verify Buyer's Income –
 Stability – Credit History –
 Assets to close –
 Confirmation of Property's Value (Appraisal)

