

Preparing for Your Real Estate Closing

What to know and what to bring before settlement day

Before Closing Day

- Review your agreement of sale and any addenda
- Confirm your mortgage details with your lender (loan amount, rate, type)
- Obtain homeowner's insurance and provide proof to your lender
- Complete any required inspections (home, radon, termite, septic)
- Verify that agreed-upon repairs have been completed
- Schedule a final walk-through of the property
- Confirm the closing date, time, and location with our office

Documents to Bring to Closing

- Government-issued photo ID (driver's license or passport)
- Certified or cashier's check for closing costs (we'll provide the exact amount)
- Proof of homeowner's insurance (binder or declarations page)
- Any documents your lender has asked you to sign or provide
- If selling: all keys, garage remotes, alarm codes, and appliance manuals

Understanding Your Closing Costs

We'll provide a detailed settlement statement (HUD-1 or Closing Disclosure) before closing that breaks down every cost. Common items include:

- Transfer tax: 2% of sale price (typically split 1% buyer / 1% seller)
- Title insurance premium (one-time cost, protects against title defects)
- Recording fees for the deed and mortgage
- Prorated property taxes and any HOA dues
- Attorney/settlement fee (our flat fee covers the legal work)
- Lender origination fees and prepaid interest (if financing)

What to Expect at Closing

Settlement typically takes 45-90 minutes. Our attorney will walk you through every document, explain what you're signing, and answer questions in real time. We handle the funds disbursement, deed recording, and title insurance issuance. You'll leave with your keys (if buying) or your proceeds check (if selling).