Closing Checklist

Are you ready to close on your home? Bring your calculator to the closing and make sure there are no mathematical errors. Use this checklist to make sure you have all your “docs” in a row.

- Purchase agreement signed and accepted by seller.
- All contingencies met.
- Mortgage loan approved.
- Home appraisal completed.
- Title search done.

What Should You Bring to the Closing?
- Your homeowner’s insurance binder and a receipt showing this has been paid.
- A photo ID.
- Your addresses for the last 10 years.
- A cashier’s check for any amount owed.

What Will You Sign?
- A promissory note that states you’ll make monthly mortgage payments on a loan amount at a certain interest rate for a specified time period.
- The mortgage that says the bank can take the property if you do not make payments as agreed.
- And so many other papers it will make your head swim!

What Will You Pay?
You will need a cashier’s check to pay:
- The balance of your down payment. (Subtract the earnest money you paid in “good faith” when you made your offer on the home.)
- Unpaid closing costs. While you will have paid for an appraisal and credit report before closing, other fees will be due on the date you close. Refer to your HUD-1 Settlement Statement/Closing Disclosure to see what you still owe.
- Escrow funds.

What Does the Seller Give You?
- A signed deed transferring ownership to you.
- Bill of sale for personal property, if applicable.
- Other documents specified by your purchase agreement.
- Keys, garage door opener, etc.