

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.