

MORTGAGE CLOSING PROCESS

“Closing” on a house is the final step in the homebuying process. During the “closing,” or “settlement,” you and the seller sign necessary paperwork and all closing costs are paid. Be sure you read and understand every document before you sign — take your time, there’s no rush! After all the papers are signed, you get the keys to your new home!

Before Closing

- **Conduct a final walk-through of the home.**

This is your chance to inspect the home one last time before closing. Make sure the home is still in good condition and that the seller made any repairs they promised after the home inspection. If there are any issues, your realtor should contact the seller.

- **Set aside time to review all documents.**

There are many documents involved in real estate closing, with some required by your lender and others by state and federal law. Review them all and make sure the information on the closing paperwork is exactly what you’re expecting.

- **If there are important changes to your loan, you will receive a new closing disclosure.**

You must receive a closing disclosure a full three business days before closing. Compare your closing disclosure to your most recent loan estimate, particularly the table at the top of page three of your closing disclosure. By law, only certain costs can change.

- **Determine who will conduct your closing, where it will be and when.**

Although the type of company conducting your closing can vary based on where you live,

you can shop for the closing and title services of your choice.

- **Ask your closing company what to expect.**

The closing process can vary by region and area so it’s best to ask the company the ins and outs of your settlement.

- **Arrange your payment for the amount due at closing.**

Depending on your lender’s requirements, you may need a cashier’s check from your bank or a wire transfer to pay the final closing costs.



Continued on back.

At Closing

Bring these things or people with you to closing.

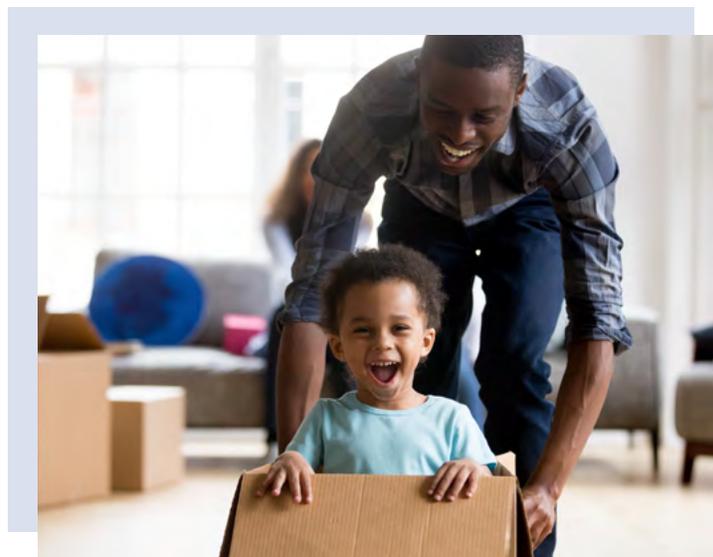
- A cashier's check or proof of wire transfer, depending on what is required, for the exact amount of money you need to close.
- Your closing disclosure. You'll want to compare it to the final documents one more time.
- A trusted friend, advisor or lawyer if you want an advocate at the table.
- Your checkbook in case there are any last-minute changes.
- Your driver's license or ID.

Get answers to these questions.

- How will I pay my property taxes and homeowners insurance?
 - ▶ Will they be included in my monthly payment?
 - ▶ Do I pay for them on my own?
- Where will I send my monthly payments?
- If I have homeowners association dues, how do I pay?
- Who should I call if I have questions after closing?

After Closing

- Save your closing packet and keep it somewhere safe.
- Update your address on your driver's license, credit card and bank accounts, human resource documents and other important places.
- Change all the locks on the doors, make sure all the gutters are clean and locate all the gas and water shut-off valves.



- Revise your budget and plan for future expenses.
- Review your homeowners insurance. Contact your insurance company with questions or changes.
- Pay attention to changes in your monthly payment.
 - ▶ Even if you have a fixed-rate loan, your monthly payment can change if your taxes, mortgage insurance or homeowners insurance go up or down.
 - ▶ Servicing changes. The mortgage servicer is where you send your payments, and your servicer might change. If your servicer changes, you'll get a change-of-servicer notice in advance.
- Watch out for marketers targeting new homeowners. Adjust to your new budget before applying for new credit or making large purchases.
- Get to know your neighborhood and neighbors. Connecting with those around you can help you and your family put down new roots.