

# What to Expect Throughout the Closing Process

**Congratulations on your purchase!**  
**Now that the contract has been negotiated and signed,**  
**All American Title will be preparing for your closing!**

- First, please complete and return the attached buyer information form. Be sure to send back copies of your driver's licenses or other photo identification.
- Next, we will order a title and lien search to be performed on the property. We will begin working to clear title on the property. We will be sending you and your agent a copy of the title commitment for review. We will inform you of any problems or delays during this process.
- Closer to closing, we will be ordering the survey and/or termite inspection if requested. We will forward copies to you and your agent and inform you of any issues.
- Once we have cleared all aspects required to close, we will then prepare the final ALTA Settlement Statement with a breakdown of all costs associated with your purchase.
- A copy of the final Settlement Statement will be sent for you to review along with your final "cash to close" amount and wire instructions. Be sure to wire these funds at least one day prior to closing. Be advised that we cannot accept cashier's checks for closing funds.
- Then we will schedule a time for you to sign closing documents! On the day of closing, be sure all parties bring a valid driver's license or other photo ID. Everyone on title MUST sign closing documents (unless signing with a pre-approved Power of Attorney).
- Once all funds are received and documents are signed, you are officially a homeowner! We will be providing you with a copy package at closing. Your Warranty Deed will be recorded in county public records and then mailed to you within two weeks. Be sure to keep this with your package and store in a safe place!