

What to Expect Throughout the Closing Process

Congratulations on your refinance! All American Title will be working with your lender to prepare everything for your closing.

- First, please complete and returned the attached borrower information form. Be sure to send back copies of your driver's license or other photo identification.
- Make sure to send us a copy of your Owner's Title Policy from when you purchased the home, as well as your most recent survey if you have them! We will need these as soon as possible and they should help to save you some money on closing costs!
- If a new survey is required, we will order the survey and send a copy to you and your lender for review. We will also be ordering any loan or lien payoffs that will be required to be paid at closing.
- Once we and your lender have cleared all aspects required to close, they will be sending us your loan package. Your lender will prepare the final closing disclosure and we will prepare the ALTA settlement statement showing a breakdown of all costs associated with your refinance.
- Your lender will send the CD and we will send you the settlements statement for review, along with your final "cash to close" amount, if any, and wiring instructions. Be advised that a wire is the only acceptable form for sending closing funds.
- Then, we will schedule a time for you to sign your closing documents! On the day of closing, make sure all signors bring a valid driver's license or other photo ID, along with a second form of identification. Everyone on title and/or the loan **MUST** sign closing documents (unless signing with a pre-approved Power of Attorney). Also, keep in mind that if the property is your primary residence, your spouse will also be required to sign closing documents, even if he or she is not on the loan or title.
- Once you have signed all of your documents, a copy package will be provided to you.
- For refinances on primary residences, there will be a 3-day right-to-cancel period. After the three-day waiting period, and once all funds are received, we will be officially closed! Any funds owed to you will be wired or a check cut at that time.