

Seller Closing THE HOME STRETCH

WHAT YOU NEED TO KNOW BEFORE WE CROSS THE FINISH LINE!

As we get close to closing, here are important things to know about your closing appointment, signatures, timing, and what happens after.



SIGN EARLY. CLOSE SMOOTHLY.

We recommend that sellers sign their closing documents at least **ONE DAY BEFORE** the scheduled closing.

- ✓ If your documents are signed, as soon as the buyer signs and funds are submitted, we can CLOSE!
- ✓ Avoid gaps or delays in funding and getting you paid.
- ✓ Helps ensure a prompt and smooth closing process.



PRO TIP:

The sooner we get your appointment scheduled, the better your chances of getting your preferred time.

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SIGNING ≠ CLOSING



Your appointment to sign closing documents is **NOT** the same as the close.

- ▶ Signing your documents is a separate step from when the transaction legally closes.
- ▶ The close happens after buyer signatures are complete and funds are submitted.
- ▶ This is more often misunderstood by buyers, but it's important for sellers to know too!

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IN-PERSON SIGNATURES ARE REQUIRED



As a seller, the deed must be signed in the presence of a notary.

- ▶ All parties on the deed must be present for the notary to verify and witness your signatures.
- ▶ We can arrange a facilitated mobile notary if needed.
- ▶ This cannot be done remotely without a notary present.

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LOCATION & OPTIONS



If you're in town, we recommend signing at the closing company's office.

- ▶ You'll receive your official hard copy documents and have questions answered in person.
- ▶ If you're out of town, let us know early—we'll work with the closing company to arrange a solution.
- ▶ Documents may need to be emailed to you afterward.

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AVOID INTERNATIONAL TRAVEL AROUND CLOSING



Do not go out of the country around the time of your closing if it can be avoided.

- ▶ Notarization and legal requirements vary by country.
- ▶ International situations can cause delays or make it impossible to close.
- ▶ Staying in the U.S. helps ensure a smooth, successful closing.

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WHO & WHAT IS REQUIRED



All parties listed on the deed must be at the closing appointment and must bring valid photo ID.

- ▶ Your name on the document must match your legal name on your ID.
- ▶ Acceptable ID: Driver's License, Passport, or other government-issued ID.
- ▶ We will confirm this when setting your appointment.

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SCHEDULING YOUR APPOINTMENT



Many closings happen on the same day—times fill up fast!

- ▶ The sooner we schedule your appointment, the more options we have.
- ▶ Getting it locked in early means better timing and less stress.
- ▶ We'll work with the closing company to coordinate the best time for you.

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WHEN IS IT OFFICIALLY CLOSED?



Since you sign in advance, you won't know the exact time it closes.

- ▶ The closing company will email us and say: "We are successfully closed."
- ▶ They will include your Closing Statement.
- ▶ Once we receive that email, we know the transaction is legally closed.

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FUNDS & DISBURSEMENT



The financial settlement is a fast follow after the legal settlement.

- ▶ Buyers' funds are submitted and the sale is already legally closed.
- ▶ The closing company will then work on distributing all funds to you.
- ▶ This is usually the same day, unless the day runs very late or there's a mail-away/mortgage situation that causes a slight delay.
- ▶ **We cannot hold the closing until funds are deposited—but rest assured, they are on the way!**

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COMMUNICATION IS KEY!



The key to a smooth closing is communication.

- ▶ Keep us informed of your availability and any changes.
- ▶ We're here to guide you and prevent any hiccups.
- ▶ Hiccups are not good—especially during closing!

We're here for you!



QUICK RECAP:

- ✓ Sign at least one day before closing.
- ✓ Bring valid photo ID to your appointment.
- ✓ Funds are distributed shortly after closing (not before).
- ✓ In-person notarized signatures are required.
- ✓ Schedule early for the best time.
- ✓ Let's stay in touch and cross that finish line together!
- ✓ Avoid international travel around closing.
- ✓ You'll get an email when we are successfully closed.



WE APPRECIATE **YOUR TRUST** AND THE OPPORTUNITY TO HELP YOU!

If you have any questions, don't hesitate to reach out. Thank you! ♥

