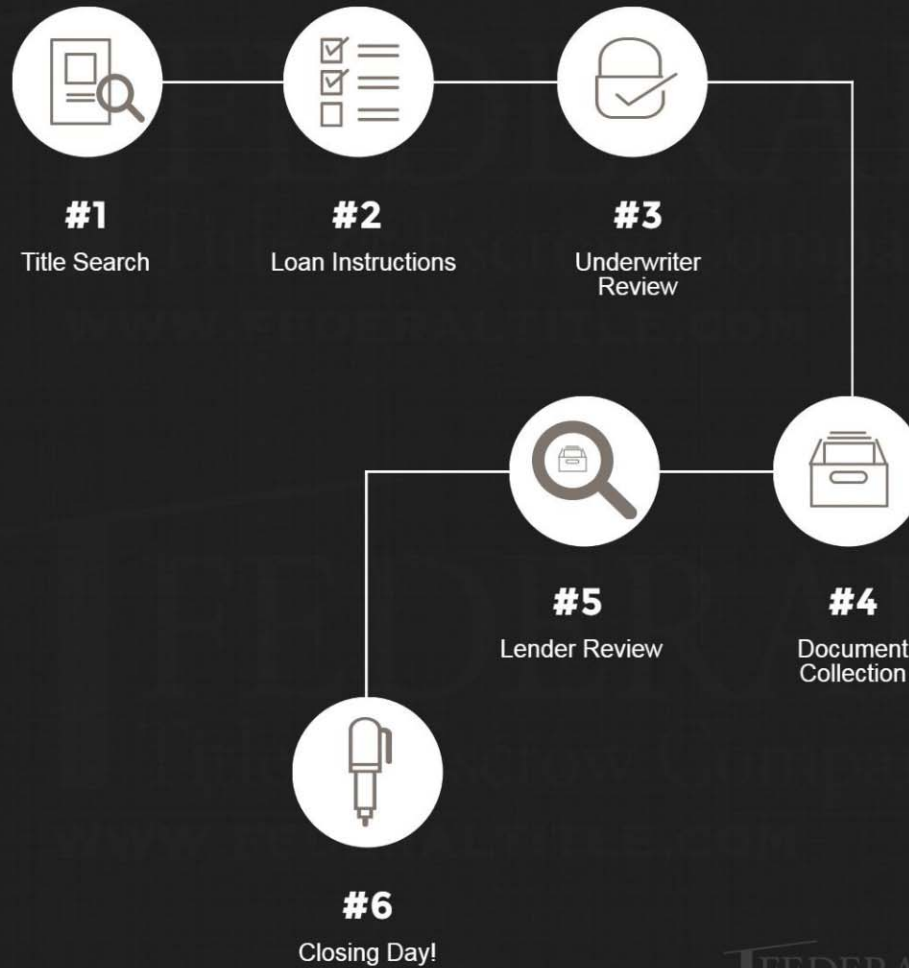


Step-by-Step Guide

# Understand the Real Estate Closing Process

After a ratified sales contract is delivered to the chosen title company, the real journey begins...





## Title Search

When a request for settlement services is received, your title company dispatches a title examiner to review the chain of title, which should uncover any clouds or defects that could delay closing.



## Loan Instructions

After the title search is returned, your assigned title processor works with your lender to obtain loan instructions. He or she coordinates with all parties involved throughout your real estate transaction.



## Underwriter Review

The insurance underwriter reviews the title search and contract to identify any clouds or defects. When title is clean the underwriter provides your lender with a commitment to insure, or title binder.



## Document Collection

Your processor collects the remaining necessary documents for closing such as the deed, termite report, seller mortgage payoffs, repair bills, homeowner's insurance policy and Closing Disclosure.



## Lender Review

Your lender approves the closing package and sends loan documents to the title company. The law requires homebuyers must have 3 business days prior to closing to review their Closing Disclosure.



## Closing Day!

With documents from the title company and lender in order, the buyers and sellers sign off and keys are exchanged during their scheduled closing appointment, which takes about an hour.