

WHAT YOU NEED TO DO BEFORE CLOSING

*SURVEY AND APPRAISAL:

The Lender will order the appraisal (you may request a copy). The Title Company will order the survey (if needed) at the direction of the Lender. These will occur without any worry to you.

*INSURANCE:

Insurance is required by the Lender ("minimum" amount required should equal the loan amount). The policy must be at the Title Company prior to closing. Call your Insurance agent to arrange the terms of your coverage. They will deliver the policy or binder to the Title Company before closing. A list of Insurance Companies is available on request.

*UTILITIES:

You will need to have utilities transferred into your name effective on the date of closing. If you have not had service in the Dallas area before; a deposit may be required with various services.

*THE CLOSING:

The Closing date is specified in the Contract (paragraph 9). Your agent will schedule a time with the Title Company Escrow Officer that is convenient for you. The end of each month is very busy so this should be done well in advance. During hurried times mistakes happen, so try to arrange closing early in the week.

*TITLE COMPANY:

The Title Company will issue a copy of the Title Commitment to you as soon as possible. Schedule "C" should be reviewed by your agent and you. On the day before closing, if possible, the Title Company will furnish a Closing Statement (HUD-1) to you based on the Lender instructions. This will show the itemized list of all expenses, credits, and total amount due from you at the closing. Your Lender, Escrow Agent and Agent will give explanations as needed.

**YOU MUST HAVE A CASHIERS CHECK FOR STATED
AMOUNT AT CLOSING.**

(DOWN PAYMENT + CLOSING COSTS- EARNEST MONEY)