



204 West Main Street Ligonier, PA 15658
888-680-5177 Fax - 724-238-7830
www.tcsclosing.com

Buying Your Home

Step 6, Close!

The last 24 hours can seem a little hectic, but in the end we'll bring you to a successful close. Here's a last day checklist:

- 1. WALK THRU** – Most real estate agents will arrange a final walk thru so you can double check the condition of the house prior to closing. Unless otherwise agreed, the house should be broom clean and available for your possession immediately after closing.
- 2. LENDER CONDITIONS** – If your mortgage approval was subject to any conditions, make sure your mortgage lender has either cleared all of the conditions prior to closing or specifically told you what to take with you to closing to clear any remaining conditions.
- 3. SETTLEMENT STATEMENT (HUD-1) PREVIEW** – TCS will prepare the final settlement statement (HUD-1) prior to closing. If all the data is in hand, the statement will be available for preview the day before closing. Give your TCS closing coordinator your e-mail address or fax number and we'll make sure you have a copy ahead of time to review. Don't panic if you don't get the statement until the closing. During periods of high volume, lenders sometimes do not get the instructions to us until the last minute.
- 4. PHOTO ID** – Your TCS closer will be notarizing the documents, so photo ID is necessary. If the closing is taking place at a location with no copier, please take a moment to make a copy of your ID ahead of time and take it with you to closing.
- 5. CASHIERS CHECK** – If you need over \$500 to close, you'll need a cashiers check at closing. If you do not have the exact figure, just get an estimated check based upon the "Good Faith Estimate". The check should be made payable to The Closing Specialists®. Call your lender to confirm the estimated figure you are using is still accurate. TCS closers carry checks with them. If your estimated check is too much, the closer will cut you a check for change at the table. If the estimated check is for too little, the closer can take a personal check for amounts up to \$500.

At TCS we do a roundtable style closing. This means that all parties come to the same table and complete the transaction. Budget one hour for closing. Most closings are done in less time. When the closing is over, we'll have the executed deed in hand, the seller will have their check for proceeds, and you'll have the key to your new home.

It's sure to be a happy day and we're always glad to be a part of it.