



Congratulations on the accepted offer on your home.

Home Status

Your home's status will be changed in the listing system from "active" to "active taking back up offers." We may still have showings. If you have a showing, I highly recommend you continue to show the property until the appraisal is complete.

Title Company

Someone from a Title Company will request personal info such as your social security number, lender name and loan number. They need this for your mortgage payoff. This info may be requested electronically as well.

Inspection

Expect a call from Centralized Showings Service (317.955.5555) in regards to the buyers scheduling their inspection (It will be within the time allotted in the purchase agreement). Please allow this time for the buyer to be in the home with the inspector. Sellers are typically NOT present for the home inspection.

Buyer Inspection Wish List

Within the time allotted, we will address items on the buyer(s) inspection wish list. I can assist you with getting estimates.

Appraisal

Typically about two to three weeks prior to closing expect a call from Centralized Showings to schedule the appraisal of your property.

Utility Company Transfer

One to two weeks prior to closing, please call all utility companies and disconnect service to your home on the day of closing or possession. Please tell them the buyer will be calling to transfer so they don't completely disconnect service. Please email me after you have completed this task so I can let the buyer's agent know.

Closing Date

One to two weeks prior to closing I will email you time, date and location of closing. If you have a preference, please let me know as soon as possible so I can coordinate with all parties.

Re-Inspection

One week prior to closing expect a call from Centralized Showings. Buyers reserve the right to do a re-inspection on the property and a final walk-through the day before or day of closing to verify repairs were made and all items on the purchase agreement are left in the home.

Settlement Statement

The day before closing you can expect your settlement statement. This document will contain your final settlement number of what your net proceeds will be or what amount you will need to bring to close. If you want your proceeds wired, please provide your bank's wiring instructions prior to closing or bring them with you.

Sign Removal

After the buyers' final walk-through, the lock box will be removed from your door and we'll remove the sign riders from the sign. The installation company will remove the post sign.

What to Bring to Closing

Please bring a valid drivers license to closing. If you are bringing over \$10,000.00 to closing, monies need to be wired to the title company the day before closing. If you are bringing funds (less than \$10,000.00) please have a cashier's check made payable to the title company, or have it made out to yourself and endorse it over at the time of closing.