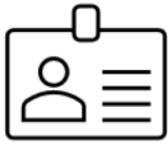
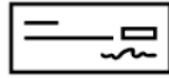


# CLOSING TIPS

## Identification



All signing parties will need a valid government issued ID. This is typically a driver's license or passport.



## Leaseback/Deposits/Non-Realty

In most cases, items not part of the primary contract are not included on the closing statement. Please prepare the parties in advance if additional checks for these items are needed at closing.

## Signing



All signing parties will need a valid government issued ID. This is typically a driver's license or passport.



## Funding

Once all parties have signed we will submit the documents for funding approval to the lender in the transaction. Upon their approval (1-4 hours typically) and receipt of all funds, we will disburse the file and file the conveyance documents.

## Spouse

If you are married, we will require your spouse to sign on certain documents. There are few exceptions so contact title immediately if you have concerns.



## Keys

Please address how keys will be handled prior to signing. Keys can be left with Title but will only be released upon funding. Please note days and hours of operation as most Title Companies are open M-F 9-5 and are closed on Federal Holidays.

## Utilities

Please make arrangements for the transfer of utilities in advance of signing. It is recommended you check on this if you have not already done so.



## Proceeds

Proceeds can be wired or we can issue a title company check (may be subject to a hold by your bank). Proceeds will be made payable to the party vested in title.

## Closing Funds

Any amount over \$1499.99 must be certified funds. Wire is preferred and any amount over \$10,000 must be wired or the cashier check should be deposited no less than 48 business hours prior to closing.



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214-620-2055 [WGTITLE.COM](http://WGTITLE.COM)

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