



EXPERIENCE MATTERS

CLOSING CHECKLISTS

Thank you for closing with South Land Title. We appreciate the opportunity to work with you. Your assistance with the following checklist will help ensure a successful closing. Please let us know if there is anything we can do for you. We look forward to working together.

EARNEST MONEY CONTRACT

- Earnest money check is payable to “South Land Title” and attached.
- Option Fee has been delivered to the seller or seller’s agent and seller has acknowledged on the contract that it has been received.
- Legal description is complete and correct.
- All parties have signed, initialed any changes, and completed all dates.
- All names are shown completely and with correct spelling.
- All contact information (names, addresses, phone numbers and emails) is complete for all parties.
- All exhibits and addendums are attached, including the Seller’s Disclosure.
- The Effective Date of the contract is complete and correct. The Effective Date of the contract is the date to begin the closing process. Therefore, it is important that it is completed prior to the delivery of the contract.



FORMERLY BRAZOS COUNTY ABSTRACT
a TEXAN ★ TITLE COMPANY

South Land Title
Formerly Brazos County Abstract
3800 Cross Park Drive
Bryan TX 77802
979.731.1900 | bcactx.com

ITEMS NEEDED PRIOR TO CLOSING

Survey: As required by the contract, if we are using the seller's existing survey, it must be furnished along with the T-47 affidavit immediately after the contract is executed so that we may review and approve it. South Land Title must have written instructions to order a new survey.

Buyer's Lender: Provide lender name, contact person, and phone number.

Payoff Information: Provide seller's existing loan number, social security number, phone number, email address and contact person so South Land Title may request the payoff.

Seller's Information Sheet: Completed, signed and returned to South Land Title.

Marital Status: Provide seller's marital status from the time of acquisition of the property to the closing. If single at time of acquisition, but currently married, spouse must join in on all closing documents from the contract through the final deed.

Commission: If the % is not stated on the contract, please advise.

Termite Report: Deliver the original report and invoice to your escrow officer and let us know if it has been paid. This information must show on the closing statement.

Home Warranty: Notify your escrow officer of the options selected, the amount, and the name of the company. An invoice and the application must be at closing.

HOA Information: Request HOA information to meet contract deadlines. Please provide name and number of manager. South Land Title can order the resale certificate if requested.

Hazard Insurance: Buyer needs to arrange for insurance coverage and have the agent contact the escrow officer and buyer's lender with details of coverage for lender requirements.

Repairs: If the lender approves the repairs being paid at closing, deliver original invoice to your escrow officer. Most lenders will not allow an escrow for repairs nor allow a credit to the buyer for the repair allowance. Repairs may need to be handled prior to closing.

Good Funds: Wired funds or a cashier's check payable to South Land Title for all amounts over \$1,500.00 are required at closing. The total amount due should be available prior to closing based on our receipt of the loan documents from the lender. Please contact your escrow officer for wiring instructions.

Identification: All parties signing closing documents must bring a valid government issued photo ID to closing for identification purposes.

Power of Attorney: If a power of attorney is to be used at closing, South Land Title and the lender must review and approve it prior to closing. Your escrow officer must be able to contact the principal of the power of attorney on the day of closing. We can provide the form if necessary and will require the signed original at closing.

Special Circumstances: Please notify your escrow officer of any special circumstances (out of town signers, a closing linked to another closing, language barriers, divorce, estate, trusts or guardians) so that South Land Title can respond accordingly.

Entity as Party. If seller or buyer is a trust entity, submit a copy of the trust agreement and signed verification of trustee. If seller or buyer is a corporation, partnership or other entity, submit the applicable formation documents (i.e.: articles of incorporation, bylaws, corporate resolutions, partnership certificate, etc.)

Please review the closing disclosure with your clients upon receipt. If something on the closing disclosure does not match your understanding of the transaction, notify your escrow officer immediately. Your escrow officer may not have all the necessary information.



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BUYER'S CLOSING CHECKLIST

- _____ One form of photo identification for all parties
- _____ Spelling of your client's name(s)
- _____ Property address
- _____ Name and contact information of lender, if any
- _____ Sales price
- _____ Credit for earnest money and option fees
- _____ Loan amount, if any
- _____ Credit for property tax paid by seller
- _____ Cash due at closing
- _____ Escrow for taxes/insurance/PMI/MIP
- _____ Home warranty, if any
- _____ Cashier's check or wire sent payable to "South Land Title" for funds due at settlement

SELLER'S CLOSING CHECKLIST

- _____ One form of photo identification for all parties
- _____ Spelling of your client's name(s)
- _____ Property address
- _____ Sales price
- _____ Existing loan payoff(s), if any
- _____ Property tax paid by seller
- _____ Cash due to/from seller at closing
- _____ Commission %
- _____ Keys
- _____ Leave appliance information for new homeowner



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