WHAT HAPPENS FROM CONTRACT TO CLOSING

Abstractor gathers information on the history of the property

Examiner reviews the abstractor's research to determine whether or not the title to the property is insurable

Commitment for title insurance issued and sent to all parties

Everyone wants to CLOSE

Lender sends closing instructions

BUYER'S LOAN APPROVED

Loan package submitted to underwriter

Information gathering and packaged

Appraisal (confirmation of property's value)

- Verification of employment (current and previous)
- Verification of bank deposits
- Credit Information

Credit History

Buyer applies for loan

Mortgage Co.

CONTRACT signed with REALTOR

Alamo Title

Contract & earnest money receipted

CLOSER enters order

REALTOR

Your real estate professional is instrumental in assuring your transaction is handled professionally, accurately and responsibly.

Seller signs over deed to buyer

All monies are released to the proper parties by the title company

CLOSER

Preparation of Documents

After receiving instructions from lender:

*1. Survey
*2. Papers ordered:
Warranty deed, Note,
Deed of trust, Release of lien
3. Pay off figures ordered from existing lender
4. Hazard insurance policy ordered
5. Termite report and other inspections
6. Closer/assistant sets up appointment with buyers, seller & agents to close

* Some lenders order and send with closing instructions to the title company

Closing & Funding

Congratulations on your transaction!

Alamo Title Company

www.alamotitlesa.com

rev. 05/14/12