WHAT HAPPENS FROM CONTRACT TO CLOSING Abstractor gathers Examiner reviews the abstractor's information on the research to determine whether or not history of the property the title to the property is insurable Commitment Seller signs over Closer for title insurance deed to buyer enters order issued Lender releases all Contract & earnest monies to the proper money picked up party via the title company Closing Preparation Everyone Your Title of documents wants to **Title Company** Company Your real estate Closer CLOSE Funding performs Post professional is instrumental in dound hattuction Closing Realty assuring your duties, Record transaction Contract legal docuis handled signed with professionally, ments, Issues realtor accurately and Title Policies responsibly. Buyer's loan After receiving instructions from lender: *1. Survey *2. Papers ordered: Mortgage Co. Warranty deed Løan package Note submitted to Deed of trust Buyer applies underwriter Release of lien for loan **Credit History** 3. Pay off figures from Information existing loan .Verification of athered and 4. Insurance endorsement employment Appraisal packaged (current and previous) 5. Termite report and other (confirmation of inspections property's value) Verification of 6. Closer/assistant sets up bank deposits appointment with buyers, · Credit report sellers & agents to close *Some lenders order and send with closing instructions to the title compan

