

SELLER HELPFUL HINTS

PROVIDE CLOSING OFFICER WITH THE FOLLOWING:

EXISTING LIEN HOLDER(S): Provide your Lakewood Title closing officer with the name of your existing lien holder(s), along with their address and phone number. Loan numbers will also be needed.

SOCIAL SECURITY NUMBERS: Social security numbers of all owners of the property will be needed for tax reporting and lender may require them for payoff information.

USING EXISTING SURVEY: Use of an existing survey at closing requires Lakewood Title to review the survey prior to closing and receive verification from the sellers that there have been no improvements since date of existing survey.

IDENTIFICATION: Don't forget to bring your driver's license or other form of official identification to closing.

WIRING INFORMATION: Upon completion of closing, we'll be happy to wire your proceeds into your account. Don't forget to provide us with your wiring information if you want to have your funds wires.

MARITAL STATUS

HOW TO AVOID COMMON CLOSING DELAYS:

DON'T FORGET –

- All bills for inspections, repairs, or other items to be paid at closing – please provide *prior* to closing day.
- Termite certificate.
- If unable to attend closing – must provide the original Power of Attorney to closing officer and lender *prior* to the closing for approval and recording of the document. Day of closing – we will require your best contact number to call and verify that you're alive and well and have no revoked Power of Attorney.
- If unable to attend closing – planning to sign the papers by express mail, please provide Lakewood Title with full forwarding address. Also, please provide us with best contact number in order to reach you immediately if needed. It is required that you sign the papers in front of a notary. We will provide you with return express mail packet. Please send closing documents back to us the same day they are received and after signed and notarized.



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