

SELLER'S CHECKLIST

Now that you have an accepted offer,
here is what you need to do next!

☐ **TITLE COMPANY**

Someone from a Title Company could request personal information again such as your social security number, lender name and loan number. They need this for your mortgage payoff. This info may be requested electronically as well.

☐ **INSPECTION (IF APPLICABLE)**

Expect a call in regards to the buyers scheduling their inspection (It will be within the time allotted in the purchase agreement). Please allow this time for the buyer to be in the home with the inspector. Sellers are typically NOT present for the home inspection.

☐ **BUYER INSPECTION RESPONSE**

Within the time allotted, we will address items on the buyer(s) inspection response. I can assist you with getting estimates.

☐ **APPRAISAL**

Typically about two to three weeks prior to closing expect a call to schedule the appraisal of your property. Sellers are typically NOT present for the home appraisal.

☐ **UTILITY COMPANY TRANSFER**

One to two weeks prior to closing, please call all utility companies and disconnect service to your home on the day of closing or possession. Please tell them the buyer will be calling to transfer so they don't completely disconnect service. Please email me after you have completed this task so I can let the buyer's agent know.

☐ **CLOSING DATE**

One to two weeks prior to closing I will email you time, date and location of closing. Closing Date SELLER'S CHECKLIST Now that you have an accepted offer, here is what you need to do next!



317.518.8372
CALL OR TEXT

Email: gcole@callcarpenter.com

www.YourIndianaRealtor.com



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RE-INSPECTION (IF APPLICABLE)

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SETTLEMENT STATEMENT

The day before closing you can expect your settlement statement. This document will contain your final settlement number of what you net proceeds will be or what amount you will need to bring to close. If you want your proceeds wired, please provide your bank's wiring instructions prior to closing or bring them with you.



SIGN REMOVAL

After the buyers' final walk-through, the lock box will be removed from your door and we'll remove the sign riders from the sign.



WHAT TO BRING TO CLOSING

Please bring a **valid drivers license or passport** to closing. If you are bringing over \$10,000.00 to closing, monies need to be wired to the title company the day before closing. If you are bringing funds (less than \$10,000.00) please have a cashier's check made payable to the title company. What to Bring to Closing

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