



## **Closing Day**

This is the day when the ownership of the property is officially transferred over to the buyer. This is an exciting moment and may get overwhelming. Things you will need at closing are a government-issued photo ID, the keys to the property, and any outstanding documents and paperwork your attorney or escrow agent instructs you to bring. This could include paperwork of any repairs that were done from the request of the buyer. For the closing you will need to remove everything that belongs to you from the home, leave the things that were specified to stay under the contract. Make sure the repairs that were agreed have been made. Clean the home before you leave, make it as you would like it if you were buying it again, unless this is a sold as-is deal.

### **Questions that may come up:**

What costs can I expect to sell my house? During the process and at closing?

What will happen at the Closing?

Do I need to bring a check to the closing?

### **Cash in Hand or Wire**

The closing attorney will handle the disbursements and funds that will be available on the closing date.

#### **Ask Yourself:**

What happens to the earnest money?

### **Occupancy**

The occupancy date is asked by the buyer when they send their offer for the property. You as the seller can request 30, 45, or even 60 days of occupancy after the closing date if that is needed. The date that is agreed from both the buyer and seller is the date that you will have to be out, and the buyer can move in. When you leave make sure to close all valves and turn off all the switches in the house.

#### **Ask Yourself:**

Do I need to stay in the house after the closing?

### **Utilities**

The utilities should stay connected through the selling process so that nothing gets delayed. Be sure to cancel your insurance policies and close or transfer your accounts when you know the title transfer has formally occurred.

#### **Ask Yourself:**

6814 Loop Road, Centerville OH 45459  
937-838-0997 FAX: 866-397-7039



Do I need to set up mail forwarding?

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