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Seller Closing Countdown

10 days before closing...

- **Schedule closing date and time.** Your agent will contact you to schedule closing date and time. (Note: We must have full loan approval to close. This date and time may be adjusted to the buyer's loan schedule or to accommodate the schedules of you, buyer, agents, lenders, and title.)
- **Complete any contract items.** Ensure repairs are complete and paid invoices are sent to agent. Alert your agent to any changes in the condition of the house or your financial condition.
- **Start Preparing for Move.** Contact your agent before making concrete plans. We are working hard to keep you on track but delays can happen in today's marketplace.
- **Obtain Closing Funds and/or Power of Attorney.** If you are bringing money to close—ensure funds are in liquid account and ready for close. If you will need a mail out closing or power of attorney for party that can't attend closing please alert us now so we can make the proper arrangement for you.

3- 5 days before closing...

- **Clear to Close.** Your agent will contact you to confirm that we have obtained the "clear to close" from the buyer's lender. We cannot make final closing plans until we have the all clear.
- **Final walkthrough of house.** Buyer may request and schedule a final walkthrough of the property. Show ready condition is not expected. Boxes and clutter are okay but do wipe down counters.
- **Confirm movers and Follow Instructions to Transfer Utilities. Pack, Pack & Pack.**
- **Ask any last minute questions now.**

Day before closing...

- **Review HUD Statement.** Agent will review your HUD closing statement with you. It should reflect the net sheet previously provided.
- **Ask any last minute questions now.**

Day of closing...

- **Arrive on Time. Bring along keys (for possession at close) and I.D.**
- **Relax... Enjoy the experience. Everyone worked hard to get you here!**