



READY... SET... SIGN...

The closing or sign-off of a real estate transaction may be delayed by a number of inadvertent missteps in the process that can be prevented. At Lennar Title, we tackle all obstacles because we are in it FOR THE WIN! To make sure you experience a seamless closing, **here are a few TIPS to keep things on track.**

Preparation

- ▶ Complete all required forms and return them to the Escrow Officer prior to closing.
- ▶ Inform the Escrow Officer if there are any changed circumstances as soon as you know about them.
- ▶ Make sure the your Real Estate Agent has your complete contact information for the contract, including your phone number, email and mailing address to ensure timely communications.
- ▶ Three days before your closing, you will receive your Closing Disclosure (CD), which will include your loan information and all fees associated with your purchase. Immediately upon receipt, compare the CD with your original Loan Estimate. Discrepancies must be addressed and resolved with your Lender prior to coming to the closing.
- ▶ Hackers may attempt to intercept email communications in a real estate transaction. Lennar Title will never ask for personal information or wiring instructions via email. If you receive a questionable email, DO NOT REPLY nor use the contact information on the email. Contact your Real Estate Agent or Escrow Officer by the original phone numbers provided to clarify or confirm any instructions.

The Day of Closing or Sign-off

- ▶ All parties involved in the sale or purchase of real estate must be present to sign the final documents.
- ▶ All parties who will be signing are required to have a government-issued photo ID, such as a current U.S. driver's license or passport.
- ▶ Lennar Title requires Good Funds, such as a wire transfer, a cashier's check or a certified check. In most states, a personal check can be used at closing for nominal amounts only. However, **EACH STATE HAS SPECIFIC LIMITS REGARDING THE USE OF PERSONAL CHECKS**, and this must be verified with your Escrow Officer. The remitter must be the Buyer or Seller. Questions about the appropriate method of transmitting funds should be directed to the Escrow Officer.



Special Circumstances

- ▶ **Inability to Attend a Closing:** If a signer is unable to attend the closing, arrangements must be made in advance.
- ▶ **Power of Attorney:** The Power of Attorney must be provided to the title company far in advance, as it must be approved by the Lender and the title underwriter prior to closing.
- ▶ **Foreign-owned Real Estate:** Non-U.S. citizen Sellers should contact their CPA or tax attorney to assess their tax liability in the sale and to apply for IRS exemptions early in the process.
- ▶ **\$1031 Exchanges:** If you are participating in a \$1031 exchange, the title company will need the full contact information for the Qualified Intermediary who will be handling the exchange.

DISCLAIMER: This information is provided as a general educational resource and is not intended to, and shall not be deemed to, constitute legal advice. For questions concerning a specific situation, please contact an attorney or insurance professional.

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