



HOME SELLER'S GUIDE

An overview of the home selling process in Idaho



*First American
Title Company*

www.gofirstam.com

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COUNT ON

FIRST AMERICAN TITLE COMPANY

COUNT ON US for service

Feel confident knowing each of our offices is staffed by professionals dedicated to closing your real estate transaction.

COUNT ON US for stability

First American, with the backing of our underwriters, is committed to protecting your property rights. Our commitment is to provide the peace of mind you need to complete your real estate transactions.

COUNT ON US for convenience

We offer convenient locations throughout the states of Idaho and Montana.

COUNT ON US for all your needs

First American offers more than title insurance and escrow services through our affiliate company:

Title Financial Specialty Services

1031 Exchange

Long Term Escrow (Seller Financed Transactions)

580 Jensen Grove Drive | Blackfoot, ID 83221
208.785.2515

key PROFESSIONALS

- **REAL ESTATE AGENT**

Licensed by the state to represent parties in the transfer of property.

- **HOME INSPECTOR**

Objectively and independently provides a comprehensive analysis of a home's major systems and components.

- **LOAN OFFICER | LENDER**

A representative of a bank or other financial institution. They help customers identify their borrowing options and help them understand the terms of their loan.

- **APPRAISER**

Works on behalf of a lender and provides a market analysis of the subject property. An appraiser's finding is subjective and combined with market findings of sold properties within the surrounding neighborhood.

- **INSURANCE AGENT**

Helps a homebuyer determine the homeowner's protection coverage needed and then finds the right insurance policy to fit those needs.

- **REAL ESTATE ATTORNEY**

Can give advice on all legal aspects of the real estate transaction. Additionally, they are able to draft and review contracts, help decide how to take title and assist with the consummation or closing process.

- **ESCROW | CLOSING OFFICER**

A non-biased third party who works with all participants to facilitate a successful closing of a real estate transaction. At closing, the escrow officer will collect the purchase money funds from the Buyer and lender as well as the settlement costs from each party. They disburse the funds in accordance with the closing instructions and record the necessary documents to transfer ownership of the property.

- **TITLE OFFICER**

Performs title searches to ensure a clear title so a title insurance policy can be issued. After verifying title conditions, title officers report their findings so that issues may be resolved before sales are completed.

PREPARING YOUR HOME FOR SALE

First impressions have major impact on potential Buyers. Try to imagine what a potential Buyer will see when they approach your house for the first time and walk through each room. Ask your Realtor® for advice; they know the marketplace and what helps a home sell. Here are some tips to present your home at its best:

INTERIOR

Clean:

- Doors
- Windows
- Light switches
- Baseboards
- Chair rails
- Carpets
- Draperies

Paint:

- Paint/repaint rooms in neutral colors as needed

Other Tasks:

- Remove/pull back dark curtains
- Lubricate squeaky door hinges

- Clean ceiling fans
- Check for cobwebs in all corners
- Fix scratches in wooden floors
- Repair/replace broken flooring
- Use area rugs, if needed

- Empty wastebaskets
- Make beds
- Fluff or replace accent pillows

KITCHEN

- Keep dishes and food out of sight
- Clean appliances
- Sweep/Mop

- Clean light fixtures
- Test electrical outlets
- Eliminate cooking odors

- Deodorize garbage disposal, dishwasher, and refrigerator
- Clean cupboards and under sink

- Replace garbage disposal gasket to reduce noise

BATHROOMS

- Remove soap residue, mildew and mold from surfaces
- Clean out cabinets; remove nonessentials

- Keep fresh, clean towels on towel rack
- Clean/lubricate shower door

- Replace shower curtain
- Clean exhaust fan, heater; replace if broken or noisy

- Clean out area behind washer/dryer
- Eliminate any mildew odors

CLOSETS

- Keep closets clean and free of clutter
- Throw out or pack away nonessentials

BASEMENT

- Eliminate any signs of dampness
- Check for and eliminate cracks

GARAGE | CARPORT | SHED

- Clean and unclutter
- Adjust tension rod to eliminate sag from garage door
- Put away tools
- Clear any cobwebs
- Remove oil/paint stains from floor

- Lubricate/adjust/repair garage door opener

HEATING | AC UNIT

- Vacuum
- Replace filter
- Clean intake vent

EXTERIOR

Replace, repair, paint:

- Plaster
- Wood siding
- Trim
- Rain gutters
- Shutters
- Doors
- Draperies
- Window frames
- Screen
- Water spigots
- Street numbers on house
- Fences/gates
- Outdoor lighting

Clean:

- Siding
- Windows/screen
- Pet droppings
- Outdoor BBQ
- Pool/spa
- Service areas/trash cans

- Haul away garbage/debris
- Straighten woodpile
- Test doorbell
- Clean oil stains from driveway

ADDITIONAL TIPS

Clean everything

Cleanliness signals to a Buyer that the home has been well cared for and is most likely in good repair. A messy home will cause Buyers to notice every flaw.

Unclutter your home

The less "stuff" in and around a home, the roomier it will seem.

Let the light in

Open the blinds. Put brighter bulbs in all the lamps. Bright, open rooms feel larger and more inviting.

Let some fresh air in

If the weather is nice, open the windows. Fresh flowers and potpourri can also be used to your advantage.

Send the kids to Grandma's

Or take them on a walk around the block. Active children can be distracting to someone viewing a home.

Paint

There's nothing that improves the value of a home more than a few cans of paint. And it's so often easier to paint a room than it is to scrub it. Stick with neutral colors.

Keep the noise down

Turn off TV and turn on soft instrumental background music.

TERMS YOU SHOULD KNOW

AMORTIZED LOAN: A loan that is paid off - both interest and principal - by regular payments that are equal or nearly equal.

AMENDMENT: A change - to alter, add to, or correct - part of an agreement without changing the idea or essence.

APPRAISAL: An estimate of value of property resulting from analysis of facts about the property; an opinion of value.

ASSUMPTION: Taking over another person's financial obligation; taking title to a property with the Buyer assuming liability for paying an existing note secured by a deed of trust against the property.

BENEFICIARY: The recipient of benefits, often from a deed of trust; usually the lender.

CLOSE OF ESCROW: The date the documents are recorded and title passes from Seller to Buyer. On this date, the Buyer becomes the legal owner, and title insurance becomes effective.

CLOUD ON TITLE: A claim, encumbrance, or condition that impairs the title to real property until disproved or eliminated through such means as a quitclaim deed or a quiet title legal action.

COMPARABLE SALES: Sales that have similar characteristics as the subject property, used for analysis in the appraisal. Commonly called "comps."

CONSUMMATION: Occurs when the consumer or borrower becomes legally obligated to the creditor on the loan, not, for example, when the consumer becomes contractually obligated to a Seller on a real estate transaction.

CONVEYANCE: An instrument in writing, such as a deed used to transfer (convey) title to property from one person to another.

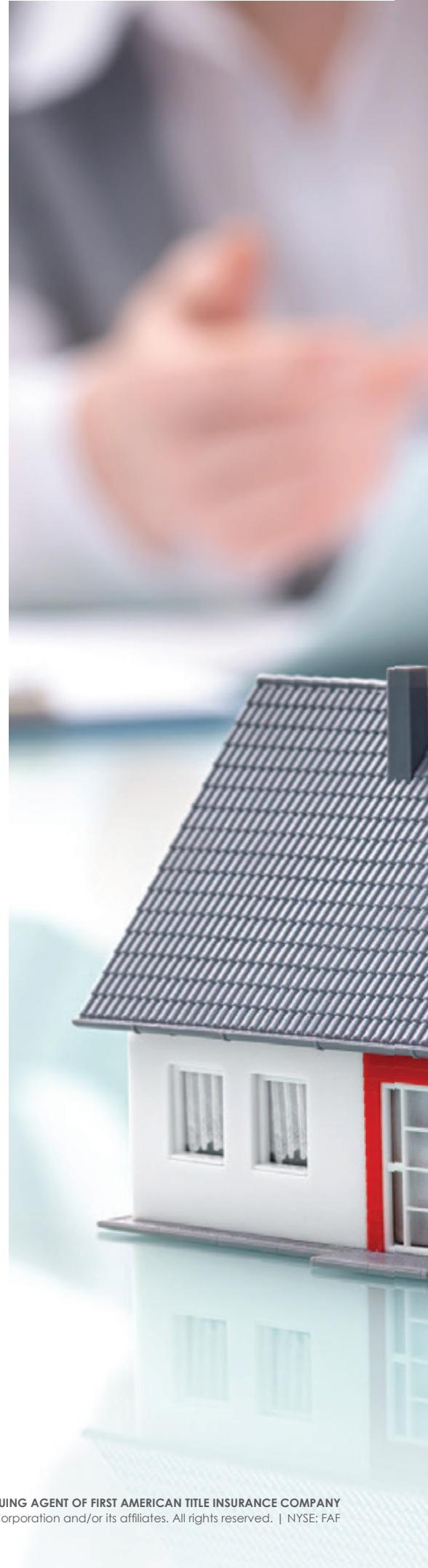
DEED OF TRUST: An instrument used in many states in place of a mortgage. A written instrument by which title to an interest in land is transferred by the trustor to a trustee for a loan or other obligation.

DEED RESTRICTIONS: Limitations in the deed to a property that dictate certain uses that may or may not be made of the property.

EARNEST MONEY DEPOSIT: Down payment made by a purchaser of real estate as evidence of good faith; a deposit or partial payment.

EASEMENT: A right, privilege, or interest limited to a specific purpose that one party has in the land of another.

ENCUMBRANCE: Anything that affects or limits the fee simple title to a property, such as mortgages, leases, easements, deeds, or restrictions.





HAZARD INSURANCE: Real estate insurance protecting against fire, some natural causes, vandalism, etc., depending upon the policy. Buyer often adds liability insurance and extended-coverage for personal property.

IMPOUNDS: A trust type of account established by lenders for the accumulation of borrower's funds to meet periodic payments of taxes, mortgage insurance premiums, and/or future insurance policy premiums, required to protect their security.

LEGAL DESCRIPTION: A property description, recognized by law, using a government rectangular survey, metes and bounds, or a plat map to sufficiently locate and identify a property.

LIEN: A form of encumbrance that usually makes a specific property the security for the payment of a debt or discharge of an obligation. For example, judgments, taxes, mortgages, deeds of trust.

MULTIPLE LISTING SERVICE (MLS): The MLS is a database of properties listed for sale by REALTORS® who are members of the local Board of REALTORS®.

MORTGAGE: The instrument by which real property is pledged as security for repayment of a loan.

PRINCIPAL, INTEREST, TAXES, & INSURANCE (PITI): A payment that combines Principal, Interest, Taxes, and Insurance.

POWER OF ATTORNEY: A legal document that gives someone you choose the power to act in your place.

PRINCIPAL: The amount borrowed or remaining unpaid. The part of the monthly payment that reduces the remaining balance of a mortgage.

PRORATE: Used to describe the division of real estate expenses to the proportion of ownership or rental. At closing, any expenses that were prepaid by the Seller are prorated to his portion of ownership.

PURCHASE AGREEMENT: The purchase contract between the Buyer and Seller, also known as a Purchase and Sale Agreement or a Buy/Sell Agreement. It is usually completed by the real estate agent and signed by the Buyer and Seller.

QUITCLAIM DEED: A deed operating as a release, intending to pass any title, interest, or claim which the grantor may have in the property, but not containing any warranty of a valid interest or title by the grantor.

RECORDING: Filing documents affecting real property with the County Recorder as a matter of public record.

VESTING: When a deed is recorded for real property, ownership is described using the name of the owner(s), and often a phrase which describes the legal relationship between multiple owners or married persons.

WARRANTY DEED: A real estate oriented document used to convey fee title to real property from the grantor (usually the Seller) to the grantee (usually the Buyer). It includes warranty language from the Seller to the Buyer.

UNDERSTANDING TITLE INSURANCE

THE TITLE INDUSTRY IN BRIEF. When a piece of real property is financed, purchased or sold, a record of that transaction is generally filed in public archives. Likewise, other events that may affect the ownership of a property are also documented and filed. These may include liens, levies, encumbrances, etc. When a Buyer purchases title insurance, the title company searches these records to identify (and remedy, if possible) issues that may affect the property.

title search & exam

In order to issue a title insurance policy, the title agent collects the documents affecting title to the property from the public records that are statutorily identified for the recording of real estate transactions. This process is called the search. Then the title agent examines these documents to identify any title defects. Once the search is complete, the title insurance agent can then determine the insurability of the title and list exceptions from coverage and requirements to insure.

lender's policy

When you purchase a new home or other piece of real property by securing a mortgage, you may be required by your lender to purchase a Lender's Policy of title insurance. This policy insures the lender against covered title defects up to the amount of insurance. This coverage in favor of the lender lasts for the life of the loan under limited circumstances stated within the policy.

owner's policy

An Owner's Policy of title insurance provides insurance directly to the insured owner listed in the policy, and describes the type of real property interest owned. The insurance in both an Owner's and Lender's Policy is subject to the policy provisions, which include the covered risks, exclusions from coverage, the conditions and the exceptions to title listed on a schedule to the policy.



As real estate is the nation's largest market, its purchase and sale is essential to the health of the U.S. economy. However, these transactions are never without risk. That's why title insurance has been protecting American homeowners for more than 130 years.

10 COMMON TITLE PROBLEMS

Why are you providing an Owner's Title Insurance Policy to the Buyer? You are paying it forward by extending to the Buyer the same protection and peace of mind you received when you bought the property. As you know, every property has a history and a thorough title search can uncover any title defects tied to the property. Some of the common title problems are:

- 1. ERRORS IN PUBLIC RECORDS:** To err is human, but when it affects your home ownership rights, those mistakes can be devastating. Clerical or filing errors could affect the deed or survey of your property and cause undue financial strain in order to resolve them.
- 2. UNKNOWN LIENS:** Prior owners of your property may not have been meticulous bookkeepers – or bill payers. And, even though the former debt is not your own, banks or other financing companies can place liens on your property for unpaid debts even after you have closed on the sale.
- 3. ILLEGAL DEEDS:** While the chain of title on your property may appear perfectly sound, it's possible that a prior deed was made by a minor, a person of unsound mind, or one who is reported single but in actuality married. These instances may affect the enforceability of prior deeds, affecting prior (and possibly present) ownership.
- 4. MISSING HEIRS:** When a person dies, the ownership of their home may fall to their heirs, or those named within their will; however, those heirs are sometimes missing or unknown at the time of death. Other times, family members may contest the will for their own property rights. These scenarios – which can happen long after you have purchased the property – may affect your rights to the property.
- 5. FORGERIES:** Unfortunately, we don't live in a completely honest world. Sometimes forged or fabricated documents that affect property ownership are filed within public records, obscuring the rightful ownership of the property. Once these forgeries come to light, your rights to your home may be in jeopardy.
- 6. UNDISCOVERED ENCUMBRANCES:** When it comes to owning a home, three can be a crowd. At the time of purchase, you may not know that a third party holds a claim to all or part of your property – due to a former mortgage or lien, or non-financial claims, like restrictions or covenants limiting the use of your property.
- 7. UNKNOWN EASEMENTS:** You may own your new home and its surrounding land, but an unknown easement may prohibit you from using it as you'd like, or could allow government agencies, businesses, or other parties access to all or portions of your property. While usually non-financial issues, easements can still affect your right to enjoy your property.
- 8. BOUNDARY | SURVEY DISPUTES:** You may have seen several surveys of your property prior to purchasing, however, other surveys may exist that show differing boundaries. Therefore, a neighbor or other party may be able to claim ownership to a portion of your property.
- 9. UNDISCOVERED WILL:** When a property owner dies with no apparent will or heir, the state may sell his or her assets, including the home. When you purchase such a home, you assume your rights as owner; however, even years later, the deceased owner's will may come to light and your rights to the property may be seriously jeopardized.
- 10. FALSE IMPERSONATION OF PREVIOUS OWNER:** Common and similar names can make it possible to falsely "impersonate" a property owner. If you purchase a home that was once sold by a false owner, you can risk losing your legal claim to the property.

PLAY IT SAFE

These and other issues are often covered by an Owner's Policy of title insurance. When you buy a home, make sure you're protecting that investment with title insurance.

THE ESCROW PROCESS

AS PART OF OUR SERVICE, FIRST AMERICAN WILL:

OPEN escrow and deposit the earnest money in a separate escrow account.

CONDUCT a title search to determine ownership and status of the subject property.

ISSUE a title commitment and begin the process of clearing title to the property.

Per contract **CONFIRM** that the lender has determined that the Buyer is qualified for a new loan.

MEET all deadlines as specified in the contract.

REQUEST payoff information for the Seller's loans, other liens, homeowners association fees, etc.

PRORATE fees, such as property taxes, per the contract, and prepare the settlement statement.

SET separate appointments: Seller will sign documents; Buyer will sign documents and deposit funds.

REVIEW documents ensuring all conditions and requirements are fulfilled; request funds from lender.

When all funds are deposited, **RECORD** documents at the County Recorder to transfer the subject property to the Buyer.

After recordation is confirmed, **CLOSE** escrow and disburse funds, including Seller's proceeds, loan payoffs, real estate agent/broker commissions, related fees for recording, etc.

PREPARE and send final documents and title policies to parties involved.

WHAT IS AN ESCROW? An escrow is a process wherein the Buyer and Seller deposit written instructions, documents, and funds with a neutral third party until certain conditions are fulfilled. In a real estate transaction, the Buyer does not pay the Seller directly for the property. The Buyer gives the funds to an escrow company who, acting as an intermediary, verifies that title to the property is clear and all written instructions in the contract have been met. The company then transfers the ownership of the property to the Buyer through recordation and pays the Seller. This process protects all parties involved.

The State of Idaho licenses and regulates all title and escrow companies. The Department of Insurance can inspect a company's records at any time, providing further oversight of the company's management and position as an impartial third party to the transaction.

In Idaho, escrow services are generally provided by a title insurance company instead of an attorney. The stability, reliability, and performance of your title and escrow company are vital to protect the interests of all parties to the transaction.

HOW IS AN ESCROW OPENED? Once you have completed the contract, or Purchase Agreement, and the Seller has accepted the offer, your real estate agent or lender will open the escrow. The earnest money deposit and the contract are placed in escrow. As a neutral party to the transaction, First American can respond only to those written instructions agreed to mutually by all "interested" parties (Seller and Buyer); First American cannot otherwise alter the contract or create instructions, which protects all interested parties.

WHAT HAPPENS AT FIRST AMERICAN? During the escrow process, our title department begins researching and examining all historical records pertaining to the subject property. Barring any unusual circumstances, a commitment for title insurance is issued, listing any items which must be cleared prior to closing.

Your escrow officer follows instructions on your contract, coordinates deadlines, and gathers all necessary paperwork. For example, written requests for payoff information (called "demands") are sent to the Seller's mortgage company and any other lien holders.

CLOSING COSTS: WHO PAYS WHAT

THIS CHART INDICATES WHO CUSTOMARILY PAYS WHAT COSTS

TYPE OF FINANCING	CASH	FHA	VA	CONV
1. Downpayment	BUYER	BUYER	BUYER	BUYER
2. Termite (Wood Infestation) Inspection <i>(negotiable except on VA)</i>			SELLER	
3. Property Inspection <i>(if requested by Buyer)</i>	BUYER	BUYER	BUYER	BUYER
4. Property Repairs, If Any <i>(negotiable)</i>	SELLER	SELLER	SELLER	SELLER
5. New Loan Origination Fee <i>(negotiable)</i>		BUYER	BUYER	BUYER
6. Discount Points <i>(negotiable)</i>		BUYER	BUYER	BUYER
7. Credit Report		BUYER	BUYER	BUYER
8. Appraisal or Extension Fee <i>(negotiable)</i>		BUYER	BUYER	BUYER
9. Existing Loan Payoff	SELLER	SELLER	SELLER	SELLER
10. Existing Loan Payoff Demand	SELLER	SELLER	SELLER	SELLER
11. Loan Prepayment Penalty, If Any	SELLER	SELLER	SELLER	SELLER
12. Next Month's PITI Payment		BUYER	BUYER	BUYER
13. Prepaid Interest <i>(approx. 30 days)</i>		BUYER	BUYER	BUYER
14. FHA MIP, VA Funding Fee, PMI Premium		BUYER	BUYER	BUYER
15. Assessments Payoff or Proration <i>(sewer, paving, etc.) (negotiable)</i>	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER
16. Taxes	PRORATE	PRORATE	PRORATE	PRORATE
17. Tax Impounds		BUYER	BUYER	BUYER
18. Tax Service Contract		SELLER	SELLER	BUYER
19. Fire / Hazard Insurance	BUYER	BUYER	BUYER	BUYER
20. Flood Insurance <i>(if applicable)</i>	BUYER	BUYER	BUYER	BUYER
21. Homeowners Association (HOA) Transfer Fee <i>(negotiable)</i>	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER
22. HOA / Disclosure Fee <i>(negotiable)</i>	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER
23. Current HOA Payment	PRORATE	PRORATE	PRORATE	PRORATE
24. Next Month's HOA Payment	BUYER	BUYER	BUYER	BUYER
25. Home Warranty Premium <i>(negotiable)</i>	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER
26. Real Estate Agent/Broker Commissions	SELLER	SELLER	SELLER	SELLER
27. Owner's Title Policy	SELLER	SELLER	SELLER	SELLER
28. Lender's Title Policy and Endorsements		BUYER	BUYER	BUYER
29. Escrow Fee <i>(NOTE: Charge Seller on VA Loan)</i>	SPLIT	SPLIT	SELLER	SPLIT
30. Recording Fee <i>(negotiable)</i>	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER	BUYER OR SELLER
31. Reconveyance / Satisfaction Fee	SELLER	SELLER	SELLER	SELLER
32. Courier / Express Mail Fees	SPLIT	SPLIT	SELLER	SPLIT

NOTES: Prorated items will appear on Closing Statement as charges for one and credits for the other.

TIPS FOR A TIMELY CLOSING

Selling a home can be a rewarding experience, but there may be delays in the closing due to situations that could have been avoided. Although closing procedures vary from state to state, having an understanding of what may be required at closing and preparing accordingly will help your settlement process go as smoothly as possible.

MORTGAGES ON THE PROPERTY: Please provide detailed information, including loan number and payment address, for all mortgages on the property. Home Equity lines, even if they have a zero balance, will also require detailed mortgage information in order to satisfy the original loan requirements.

MAINTENANCE CONTRACTS: If there are service contracts on equipment or appliances that the purchaser wants to assume, provide the closing/settlement agent with a copy of the service contract.

JUDGMENT SEARCH: Any judgments, tax liens, etc., filed against you, which attach to the property, must be paid at closing.

MARITAL STATUS: Provide documentation of any change in marital status (divorce, marriage, death) during current ownership. Spouses may be required to sign closing documents even though they do not appear to hold title and their name does not appear on the deed.

POWER OF ATTORNEY: The use of a power of attorney must be approved in advance of settlement by the closing agent. If you are planning to use a power of attorney, inform the closing/settlement agent as soon as possible to allow time to properly review the document.

INHERITED PROPERTY: If the property was inherited, a copy of the Probated Will may be required before closing.

FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA): If you are not a United States citizen, the closing/settlement agent may be required to deduct and withhold a tax equal to 15% of amount realized (generally the amount paid for the property).

MAIL-AWAY: If you are unable to attend the closing, provide the address where the closing documents should be mailed and a contact phone number. Your signature on certain affidavits, real estate deeds and other documents may require the services of a notary. See page 11: Mail Out Closing Tips.

INTERNAL REVENUE SERVICE (IRS): The closing/settlement agent is required to report the sale of the property to the IRS. You will need to provide your Social Security Number(s) or Tax Payer Identification Number and forwarding address.



closing DAY

Whether selling a house or purchasing a home, knowing what to expect and being prepared at the closing can help eliminate stress and result in a pleasant experience. We understand how important this transaction is to you, and we are committed to consistently providing a level of service that prepares you for this final step in your real estate transaction.

Although the settlement process can vary from state to state, here are some common items that may be required at closing to help the process go as smoothly and quickly as possible.

- **REQUIRED AT CLOSING**

Two forms of identification are typically required at closing, including one of the following:

- Valid U.S. Driver's License or non-driver I.D.
- Current U.S. or Foreign Passport (*Foreign Passport must have been stamped by U.S. Immigration and Naturalization Service*)
- Social Security Number
- Bring extra house keys, garage door openers, warranties or operational manuals for appliances (heating, AC, stove, etc.)

- **CASHIER'S CHECK OR WIRE TRANSFER**

In the event you are required to bring funds to closing, we cannot accept personal checks or cash. Bring a cashier's check or if you prefer to wire your funds, contact us for bank routing instructions.

- **IF POSSIBLE, ALL PARTIES WHO HOLD TITLE TO THE PROPERTY SHOULD ATTEND THE CLOSING**

State-specific laws may require the spouse of the parties in title, even though their name does not appear on the deed, to sign certain documents when obtaining a mortgage. If anyone is unable to attend closing, contact us to arrange a power of attorney or closing by mail.

- **AFTER CLOSING**

Your lender will refund all monies left in your escrow/impound account. Your lender will mail a package containing your original Promissory Note marked "PAID" and other loan file documents. Retain these for future reference.

mail-out CLOSING TIPS

As opportunities for real estate transactions expand across county and state lines, the frequency of mail-out closings is increasing. If you are involved in a closing that requires the mailing of documents, here are some tips that can help you avoid delays:

- Inform your settlement agent and lender of the need to mail documents as soon as possible. This will allow them to better coordinate the document preparation and signing process.
- Provide your settlement agent and lender with a physical address and the best phone number for each party involved in the transaction. Most overnight delivery services will not deliver to a PO Box.
- Be aware that many lenders have specific closing practices that may differ from local customs. Not all lenders allow documents to be signed in advance of the closing date, and some require that the documents be signed in the presence of an attorney or at a local settlement agent's office.
- Allow sufficient turnaround time for the documents to be signed. This may decrease the chances of funding delays due to errors in the signing process. In order to disburse funds on a transaction, your lender will require the original documents to be returned and in their possession. The minimum time required to send and receive documents is three business days.



MOVING CHECKLIST

SEND CHANGE OF ADDRESS TO:

- Post Office
- Bank
- Credit card companies
- Friends and relatives
- Insurance companies - Life, health, fire, auto
- Automobile - Transfer of car title registration, driver's license
- Utility companies - Gas, light, water, telephone, cable
 - Arrange for any refunds of deposits
 - Arrange for service in new location
- Home delivery - Laundry, newspaper, magazine subscriptions
- School records - Ask for copies or transfer children's school records
- Medical records - Medical, dental, prescription histories
 - Ask doctor and dentist for referrals
 - Transfer needed prescriptions, x-rays, etc.
- Church, clubs, civic organizations - Transfer memberships and get letters of introduction

DON'T FORGET TO:

- Empty freezers - Plan use of foods
- Defrost freezer / refrigerator
- Have appliances serviced for moving
- Contact utility companies for connection - Water, power, cable, trash, etc.
- Stay in contact with your mover - Check with the following: insurance coverage, packing and unpacking labor, arrival day, various shipping papers, method and time of expected payment
- Plan for special care and needs of infants, children, pets and potted plants

ON MOVING DAY:

- Carry currency, jewelry, and important documents yourself
- Let a close friend or relative know route and schedule you will travel including overnight stops; use him / her as message headquarters
- Double-check (to avoid confusion) old closets, drawers, shelves to be sure they are empty
- Leave old keys needed by new owner

TIPS FOR MOVING WITH PETS

Moving to a home in a new location can be an exciting adventure, but it can also be the cause of stress and confusion for household pets. To minimize the trauma, here are a few tips that may help make your pet's transition a little easier:

- Schedule an appointment with the veterinarian for a check-up prior to moving
 - Obtain a copy of your pet's medical history along with rabies certifications that state when and where your pet was vaccinated
 - Make sure the supply of current medications will last until a veterinarian in your new location can be found to provide refills
- Proper identification is essential. Be certain that any required license tags are secured properly and the contact information is current.
- Pets can become anxious with the increase of activity prior to a move. To eliminate the threat of them misbehaving or running off, consider boarding your pet during the most hectic of moving days.
- If you are moving your pet by car, be sure to take a favorite toy or two, a leash for when stops are made, and plenty of water to keep your pet hydrated.
- Requirements for the movement of pets across state lines are set by each individual state. Contact the State Veterinarian in your new location to obtain the most current information.
- Long-distance moves may require an overnight stay. People and pet-friendly accommodations can be found by searching a number of internet sites.
- Once you and your pet have arrived in your new location, allow sufficient time for the new neighborhood adjustment to be made. It could take a few days or a few weeks for your pet to adapt to their new surroundings.
- Carry a current photograph of your pet. If your pet is lost during the move, a photograph will make it much easier to search effectively.



*First American
Title Company*

www.gofirstam.com

We make things simple.