

SIGNING VS. CLOSING



What is the difference and what process is involved?

“Signing” Process ————— “Closing” Process

Review Your Closing Disclosure

At least three business days before signing, the lender will send an official Closing Disclosure to the buyer for review. The Closing Disclosure outlines the terms of the loan; final closing costs; and any outstanding charges or fees. This three-day window allows the buyer time to review all the numbers before they get to the signing table.

Assuming that there are no major changes that would trigger a new 3-business day review period, the escrow company will receive the loan documents and signing appointments can then be scheduled.

Your Signing Appointment Checklist

Below is a list of items that the buyer will need for the signing appointment:

- Acceptable forms of Identification: a current driver’s license, passport, or State-issued Dept. of Motor Vehicles ID card.
- Required funds to close escrow in the form of Cashiers check. Wire instructions will be provided should the buyer prefer to wire transfer funds into escrow.

Signing and After Signing

During the signing appointment, the escrow officer or a notary signing agent will assist the buyer in completing all the signatures required on the loan documents, and notarize the applicable documents.

Once the loan documents have been signed and notarized, the escrow officer delivers them back to the lender either by email, fax or physical delivery for review, the time frame for review is normally 24 to 48 hours. When the lender is satisfied that all required documents have been signed and all outstanding loan conditions have been met, the lender will notify escrow that they are ready to disburse the loan funds to escrow. Upon receipt of the wire from the lender, the escrow officer is authorized to send the transfer documents to the county for recording.

Prepare for Closing

Once recording is authorized by the lender, and all funds have been received, documents are either electronically recorded or hand-carried to the county recorder’s office by the title insurance company. Recording numbers are the unique and specific numbers given by the county recorder’s office to a properly executed legal document thereby making it part of the public record. Once a recording number is issued, the buyer is considered “on record” as the new party holding title to the property.

Now Officially Closed

When the transaction is “on record” with the county, the ownership of the property has been officially transferred to the buyer and funds are disbursed to the seller. Depending on the specified possession date agreed to within the purchase agreement, the new owner may then receive the keys to their new property and take possession.

In a few weeks or so, the new owner will also receive the deed to the property in the mail.

If you have questions on the closing process or any other escrow related issues, please feel free to contact us immediately.

