

What to expect once you have **sold** your home?

SOLD
WITH MULTIPLE OFFERS

Closing settlement

Upon receipt of payment in full, your lender should prepare and deliver a reconveyance, which releases the lien they secured against your property. Typically, the lender sends the reconveyance to the county recorder for recording. After it has been recorded, the original is sent to you. Keep the reconveyance and copies of all of the other closing documents with your other important papers. You will most likely need them when preparing your tax return.

Key exchange

Your real estate agent will work with you and the buyer's real estate agent to provide the buyer with all keys, garage door openers, and other devices that operate the home's systems and appliances.

Moving out by the closing date

You are expected to have completely moved out of the home by the closing date, and to have left the place broom clean, at a minimum.

What happens after closing?

Once you and the buyer have signed all the closing documents and all funds have been received, the Deed is sent to the county recorder and recorded. You are no longer the owner of the property. Next, escrow disburses the file as reflected in the closing statement.

Utilities

Contact the utility companies to close out the accounts. The final utility bill is usually not paid through escrow. You will need to make arrangements directly with the utility company to cover payment for charges incurred between your last statement and the closing date.

We know you have many choices, and we appreciate the opportunity to serve you on the sale of your home. We look forward to serving you again soon!



Let us know if you have any questions even after closing, we are here for you.