



Buyers' Escrow Checklist

- Complete loan application** and promptly furnish your lender with all requested documents and information. Purchasers should comply with these requests to avoid delays in closing or defaulting on a loan (you have 7 days from date of ratification).
- Obtain and provide a hazard insurance policy.** Pay for year one and provide a paid receipt to your lender (you have 7 days from date of ratification).
- Schedule the settlement date and time** through your REALTOR. If any purchaser will not attend settlement, please contact title company and your lender *now* for a pre-approved power of attorney. General powers of attorney may be insufficient because they lack specificity and precise language.
- Home, radon, and walk-through inspections** should be scheduled with seller's representative by your realtor.
- Ensure the termite inspection** certificate is delivered to the lender prior to closing.
- Settlement Proceeds must be wired to title company.** Please refer to the initial Purchaser Letter for specific wire instructions and confirm final amount the day prior to closing.
- Transfer all utilities into your name** as of the date of settlement (or other date mutually agreed upon with seller). Ensure utilities will be on for your final walk-through inspection.

