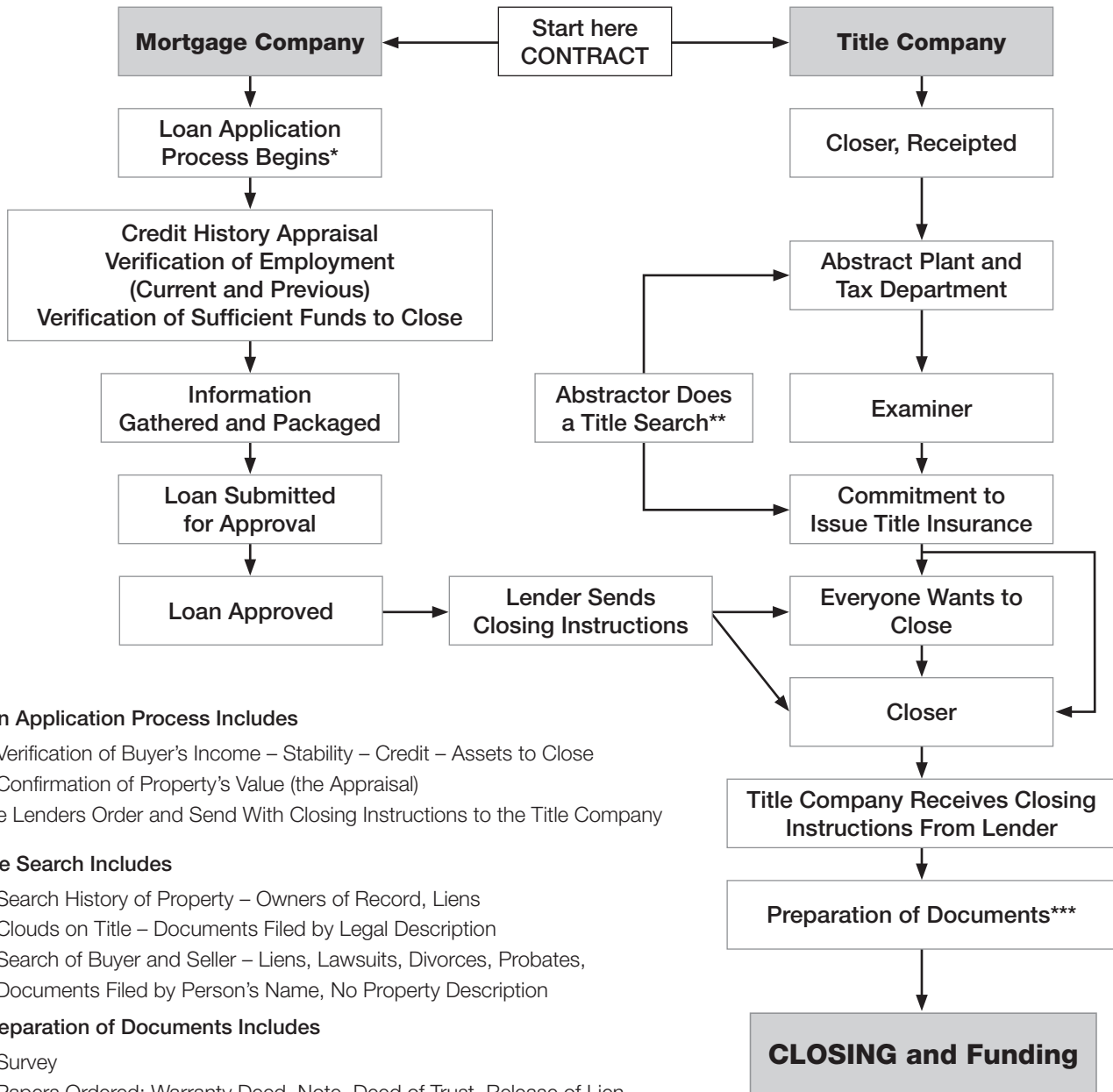


## What Happens: Contract to Closing?



**\*Loan Application Process Includes**

- Verification of Buyer's Income – Stability – Credit – Assets to Close
- Confirmation of Property's Value (the Appraisal)

Some Lenders Order and Send With Closing Instructions to the Title Company

**\*\*Title Search Includes**

- Search History of Property – Owners of Record, Liens
- Clouds on Title – Documents Filed by Legal Description
- Search of Buyer and Seller – Liens, Lawsuits, Divorces, Probates, Documents Filed by Person's Name, No Property Description

**\*\*\*Preparation of Documents Includes**

1. Survey
2. Papers Ordered: Warranty Deed, Note, Deed of Trust, Release of Lien
3. Pay-Off Figures From Existing Loan
4. Insurance Endorsement
5. Termite Report