

What Happens FROM Contract TO Closing



Abstractor gathers information on the history of the property

Examiner reviews the abstractor's research to determine whether or not the title to the property is insurable

Seller conveys property by deed to buyer

Lender releases all monies to the proper party via the title company



Close & Fund

Preparation of documents

Lender sends closing instructions

Buyer's loan approved

Loan package submitted to underwriter

Information gathered and packaged

Appraisal (Confirmation of property's value)



Credit History

Verification of employment
Verification of bank deposits
Credit report

Mortgage Company

Buyer applies for loan

Priority One Title Company

Contract & earnest money received and receipted

Closer enters order



Buyer & Seller Sign Contract

Your TexasFSBO transaction coordinator may be instrumental in assuring your transaction is handled timely, accurately and responsibly.



GREG NIX

832-436-0090

Greg@PriorityOneTitle.net

- After receiving instructions from lender:
1. Survey
 2. Papers ordered:
 - Warranty deed
 - Noted
 - Deed of Trust
 - Release of Lien
 3. Pay off figures from existing loan
 4. Insurance endorsement
 5. Termite report and other inspections
 6. Closer/assistant sets up appointment with buyers, sellers & agents to close.