

PREVENTING Closing Delays - TX



When working with a lender to finance the purchase of a home, there are many reasons a real estate closing can be delayed. Fortunately, staying on top of deadlines and following the tips below can help prevent many delays. Be sure to check in with your closing team regularly and inform them of any factors that could affect your scheduled closing date.

BEST Practices

- Review all documents for accuracy and report errors immediately.
- If you are required to purchase homeowner's insurance, do it early and provide proof of purchase to the lender.
- Maintain sufficient funds to cover the down payment and closing costs in a bank account.
- Respond to requests for swiftly and completely, all lender information.
- Check with your real estate professional, lender and title company several days before closing to verify that all required documents have been provided by you.

Things to AVOID

- Changing jobs.
- Making large purchases, checking your credit and opening or closing lines of credit.
- Making large, unscheduled deposits into your checking account.
- Paying off existing debts (unless requested by the lender).
- Changing financial institutions.
- Forgetting to bring required items to closing, including:
 - A valid, government-issued ID (includes spouses)
 - Certified funds or wiring instructions
- Changing your name or marital status.

WHAT TO BRING TO CLOSING



Government Issued Photo Identification



Certified or Cashier's Check for Funds Over \$1,499.99



All Keys and Garage Door Openers to the Property



Wiring Instructions, if applicable (That include your bank's name, ABA number, name on the account and account number)

