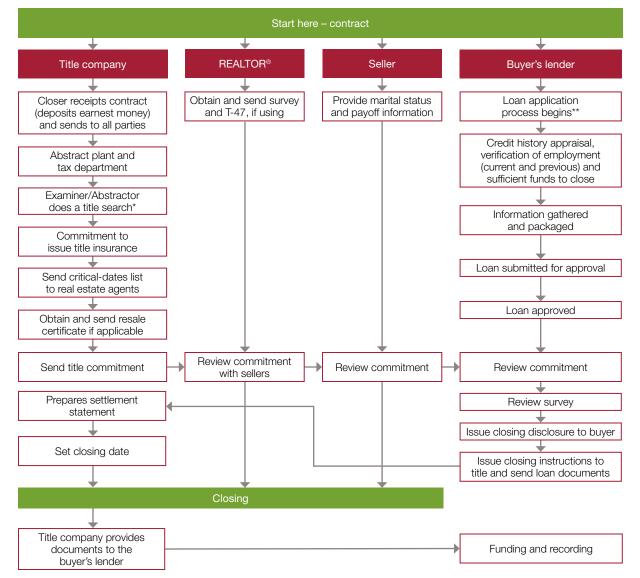


Sellers: Steps to Closing





- \* Title search includes:
- Search history of property owner 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

## \*\* Loan application process includes:

- · Verification of buyer's income, stability, credit, assets to close
- Confirmation of property's value (the appraisal)
  Some lenders order the appraisal and send with closing instructions to the title company

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