

# What Do I Do

## After The Closing?

### Seller:

- ▶ Stop any auto drafts for your mortgage payment(s).
- ▶ Expect your escrow refund from your mortgage company within 30 days.
- ▶ Cancel your homeowners insurance after you have been notified that the transaction is funded.
- ▶ The Original Note and Deed of Trust are marked paid; keep them in a safe place.
- ▶ The Release of Lien(s) are forwarded to Stewart Title of Austin for recording.

### Buyer:

- ▶ Check for the County Appraisal District notice of value (before May).
- ▶ File for Homestead Exemption between January and April. Do not pay for this service – companies will offer.
- ▶ The county will ask how much you paid for the property.
- ▶ The original Warranty Deed will come to you in the mail; file it in a safe place. A company will offer to provide this to you for \$70.00. Don't do it. If you can't find your deed, contact us for a free copy.
- ▶ Check the county tax records to make sure your name is reflected as the owner by October. If not, call the appraisal district and provide the document number on the top right of your Warranty Deed.

### Refinance:

- ▶ Stop any auto drafts for your mortgage payment(s).
- ▶ Expect your escrow refund from your mortgage company within 30 days.
- ▶ The Original Note and Deed of Trust are marked paid; keep them in a safe place.
- ▶ The Release of Lien(s) are forwarded to Stewart Title of Austin for recording.

