

WHAT TO EXPECT WHEN BUYING PREPARING FOR CLOSING



We are through all the contingencies! Now it is in the attorney's hands to review title and prepare documents for closing. If you have any questions or concerns, please call me anytime.

Let me know if you receive confirmation of a closing date and I will do the same. Once the closing date is set, we will do a final walk through the night before or day of.

We need to continue to follow the timeline as laid out in the contract. The attorneys and I will be making sure you stay on track.

WHAT TO BRING TO CLOSING

- Photo ID
- Personal checkbook with several checks
- **BANK CHECK** or receipt for any funds you may have wired to your attorney. BE CAUTIOUS when wiring funds and speak directly to your attorney's office to confirm their instructions before wiring any money and call them afterwards to confirm receipt. Wire fraud, unfortunately, is real.

*Typically, one or two days ahead the attorney's office will give you a call. If you don't hear from them, call.



IMPORTANT REMINDERS

HOMEOWNERS INSURANCE

- Please contact your homeowners' insurance agent immediately and have him/her fax a copy of the insurance binder and paid receipt to your attorney's office as soon as possible.
- The bank requires this binder in order to calculate your final closing costs, and requests that they receive it 6-7 business days prior to closing. If you haven't already done so, you will need to pay for a full year of the homeowner's insurance policy prior to closing.



CONTACT UTILITY COMPANIES

- **Water:** Contact your local water supplier to transfer the water bill to your name. Sometimes the attorney will do this for you.
- **Cable/Internet:** Remember to make the appropriate phone calls for installation for your utilities
- **Recycling & Garbage:** Find your recycling day and a licensed garbage hauler for your area.
- **Moving Companies:** Consider a moving company to assist you in your move. Ask your agent for some recommendations in the area.
- **Change of Address - USPS:** Visit moversguide.usps.com/mgo to change your address.
- **NYSEG:** Buyers and Sellers must both call NYSEG to transfer the electrical and/or natural gas service. Please request a "final meter reading." NYSEG will then come to the house on the day of closing to read the meter(s) and transfer the account name out of the Seller's name and into your name. This is the best way to call NYSEG: 1-800-572-1111, then press "6," then press "4" to get a human being. For reference, whoever calls first will be told by a NYSEG employee that NYSEG also needs to hear from the other party.
- **Gas Providers:** Some areas have local providers check with your agent to see if there is a separate utility company to contact

Once your attorney receives your insurance binder and the bank has calculated your closing costs, your attorney will contact you with the total funds that you will need to close. They will try to give you as much notice as possible of your final figure, but typically they would contact you 24 hours before closing.

For reference, funds are only acceptable in the form of a bank check (not a personal check), so please anticipate a visit to your bank to request the bank check. If it is imperative that you access your funds further in advance of closing, please let them know. In that event, they can provide you with a very conservative estimate of your total closing costs and you can arrange to have those funds wired into the firm's escrow account at least one full business day prior to the day of closing.

The information above is meant to be a guide. Every transaction is different, and you should consult your attorney for anything additional you will need to do/bring before closing.

CONGRATULATIONS AGAIN!