



Closing on a Loan

Homebuyer checklist

You're so close to officially becoming a homeowner. Now is the time to tie up loose ends and fill out any remaining paperwork for your mortgage. Use this checklist to help you get everything in order and be prepared for the closing.

Costs to prepare for

- Down payment _____
- Fee for loan application/origination _____
- Closing costs
 - Title search and insurance _____
 - Taxes _____
 - Lender fees _____
 - Upfront expenses such as homeowners insurance, mortgage insurance, and an initial escrow account _____

Before closing

- Finalize outstanding paperwork for your mortgage
- Get the amount you owe in closing costs in writing
- Make sure you have the appropriate funds for closing costs and your down payment (remember you'll need to bring a certified check or cashier's check for this amount to your loan closing)
- Finalize loan terms
- Purchase homeowners insurance
- Refrain from opening any new credit cards or taking out other loans
- Schedule final walk-through to take place before the closing date

Documents to bring to the closing

- Any outstanding paperwork or documents that your lender requested you to bring to the closing
- A government-issued photo ID (make sure your name on your ID matches the name that will appear on the property's title and mortgage)
- Cashier's check/funds for closing costs

Documents you'll sign at the closing

You will be signing a lot of documents at closing. Here are some of the common ones to expect.

- **Closing disclosure:** Covers all the details of your loan, including the terms of your loan, monthly payment, and details of your closing costs.
- **Loan application:** This final version of the loan application will require your signature and date. It contains details about your income, assets, and liabilities. It should be reviewed for accuracy.
- **Mortgage note (or promissory note):** Specifies your loan terms including loan amount, interest rate, and duration. It represents your commitment to pay the money back.
- **Mortgage/Deed of trust:** Provides security for the loan—it uses the house you're buying as collateral, which means if you default on mortgage payments, the lender can foreclose on the house.
- **Title:** Establishes your right to the home—technically, you don't have full ownership until you pay 100% of the loan back.
- **Property Deed:** Shows the transfer of property ownership from the seller to you.
- **Affidavits:** Legally binding documents that you sign to indicate that all the information you're providing is accurate.
- **Initial escrow disclosure:** A document required by federal law (if you are creating an escrow account) that accounts for financial obligations that extend beyond the loan itself.
- **Transfer tax declaration (if applicable):** Applies to property transfer taxes that may be required in some cities, counties, or states.
- **Certificate of occupancy (if newly constructed home):** Indicates that the house is in compliance with building codes, and it is suitable for occupancy.

This checklist is for educational purposes only. Be sure to communicate with your lender for specifics on the mortgage loan process.