

Tips for Sellers

If you are selling your home and closing with our office, there are several things you need to do before closing.

Loan Payoff Information

At closing, we will be paying off all existing loans on your home. In order to obtain payoff information, we need the name of each of your existing lenders, their telephone numbers, and your loan numbers. We also need your social security number - some lenders will not give us payoff information without that number. Please call our office with this information as soon as possible.

Homeowners Association

If you live in a subdivision with a mandatory homeowners association, then we need to verify the amount of your annual assessment. Please call us with the name of the association's management company, or contact a person within your association.

Termite Certificate

Your sales contract may require you to obtain a termite inspection certificate prior to closing. Contact your termite control company for this purpose. Please fax the certificate to our office prior to closing and either an invoice for the cost of the inspection or a paid receipt.

Good Funds

In some cases, sellers must bring funds to closing. If you think that this may apply to you, please call our office the day prior to closing and ask for the exact amount you must bring. You must bring "good funds" to closing. This means that you must bring these funds in the form of a cashier's or certified check, Georgia closing attorney's escrow check, or a wire transfer. We cannot accept your personal check for these funds. If you plan to bring a cashier's or certified check, remember to allow time to obtain that check during banking hours prior to closing.

If you bring a cashier's check or certified check to closing, have the check made out to Battlefield Title Company, LLC. If you are arranging for your funds to be wire transferred, it is best to arrange for the wire to occur the day before closing. Wires can get delayed, and your closing will not occur until your money has been received. Call our office to get our wire transfer instructions.

Your certified check, cashier's check or wire transfer does not have to be the exact amount. If it is too much, we will give you a check for the difference at closing. If it is too little, you can give us a personal check for the difference provided it is less than \$500.00.

Personal Checkbook

Bring your personal checkbook to closing. You may need to write a check if your cashier's check is too small.

Home Selling Papers

You will accumulate a lot of papers as you sell your home. Bring them all to closing! You may need to refer to them if questions arise during closing. Bring the names and telephone numbers of all of the people who have helped you sell your home: real estate agents, termite inspectors, etc.

Picture ID

Bring your driver's license or other picture ID.

Children?

Children are certainly welcome at closing. If possible, however arrange for childcare during your closing. You should be able to give your undivided attention to the closing.