

Closing Day Timeline

What to expect, hour by hour, on the day you get your keys

Closing day is exciting — and a little overwhelming. Here's exactly what happens so you can walk in confident, prepared, and ready to celebrate.

DAYS BEFORE

3 DAYS PRIOR

Receive your Closing Disclosure (CD)

Review all figures: loan amount, interest rate, monthly payment, closing costs, cash to close. Compare to your Loan Estimate. Alert your lender immediately of any discrepancies.

1-2 DAYS PRIOR

Final Walk-Through

Tour the property one last time. Verify repairs were made. Confirm all included items remain. Test appliances, HVAC, plumbing. Document any issues in writing.

DAY BEFORE

Wire Your Funds

Send your closing funds via wire transfer (never by check or cash). Verify wire instructions directly with your title company — wire fraud is common. Confirm receipt.

CLOSING DAY

MORNING

Gather Your Documents

Bring: Government-issued photo ID (passport or driver's license), Certified funds if wiring failed or additional funds needed, Any outstanding documents your lender requested.

AT THE TABLE

The Closing Meeting (1-2 hours)

Sit with the closing attorney or title officer. Sign the Deed of Trust, Promissory Note, Closing Disclosure, and many more documents. Your agent and/or lender may attend. Ask

KEY MOMENT

Funding & Recording

After signing, the lender releases funds to the title company. The deed is recorded with the county or city clerk. This can take 1-4 hours after signing.

AFTER RECORDING

You Get Your Keys!

Once the deed is recorded and funds are confirmed, your agent will hand over the keys. You are now officially a homeowner!

AFTER CLOSING

SAME DAY

Secure the Property

Change all locks and garage codes. Locate the main water shut-off, electrical panel, and gas shut-off. Do a thorough walkthrough now that it's yours.

WITHIN 1 WEEK

Update Your Information

Notify USPS of your new address. Update: bank accounts, employer, DMV/driver's license, voter registration, subscriptions, insurance policies. Set up utilities if not already

Congratulations — you've made it to closing day!

Your Plata & Co. agent will be with you every step of the way · plataandco.com

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What to Bring & Closing Cost Overview

WHAT TO BRING TO CLOSING

- Valid government-issued photo ID — passport or driver's license
Required by title company for identity verification
- A second form of ID (optional but sometimes requested)
- Certified funds or wire confirmation if funds weren't sent in advance
- Your checkbook for any small last-minute adjustments
- Contact info for your lender and agent
- Copy of your homeowner's insurance policy and binder
Lender requires proof of insurance before funding
- All outstanding documents requested by your lender
- This timeline and your Closing Disclosure for reference

BUYER CLOSING COSTS — TYPICAL BREAKDOWN

Closing costs typically range from 2%–5% of the purchase price. Here's what they include:

Cost Item	Typical Range	Notes
Loan Origination Fee	0.5%–1% of loan	Lender's fee for processing your loan
Appraisal Fee	\$400–\$700	Required by lender to confirm home value
Title Search & Title Insurance	\$700–\$1,500	Confirms clear title; protects your ownership
Attorney / Settlement Fee	\$400–\$800	Virginia requires a real estate attorney
Recording Fees	\$30–\$150	County fee to record deed and mortgage
Prepaid Interest	Varies by day	Interest from closing date to month end
Homeowner's Insurance (1 year)	\$800–\$2,000	Paid upfront at closing
Property Tax Escrow	2–3 months	Deposited into escrow account
HOA Transfer Fee	Varies	If applicable — paid to HOA
Survey Fee	\$300–\$600	If new survey required

TOTAL ESTIMATED CLOSING COSTS 2%–5% of purchase price

Ask your Plata & Co. agent about negotiating seller-paid closing costs.

In some markets, buyers can negotiate credits to offset these costs · plataandco.com