



# SELLER CLOSING ROADMAP

## AFFLUENT TITLE PARTNERS

This one-page roadmap outlines the full seller closing process from contract to completion.

### STEP-BY-STEP PROCESS

- Prepare Home & Pricing – Seller works with agent to prepare the home and set pricing strategy.
- List Property & Market – Property is listed and shown to prospective buyers.
- Offer Received & Negotiated – Seller reviews offers and negotiates price, repairs, and terms.
- Contract Executed – Both parties sign and option period begins.
- Title Search & Payoff Orders – Title company orders mortgage and lien payoffs.
- Buyer Inspections – Buyer conducts home and specialty inspections.
- Repair Negotiations – Seller negotiates repairs or credits.
- Appraisal Completed – Buyer's lender confirms property value.
- Buyer Loan Underwriting – Buyer's lender finalizes loan approval.
- Utility & HOA Coordination – Seller confirms final HOA and utility details.
- Deed & Closing Statement Prepared – Title prepares final seller documents.
- Signing Appointment – Seller signs deed and closing documents.
- Funding & Recording – Lender funds transaction and deed records with the county.
- Sale Proceeds Disbursed – Seller receives net proceeds.
- Transaction Finalized – File completed and officially closed.

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