



Cleared for Closing

When all outstanding conditions have been cleared

Once all outstanding conditions have been met, your loan will be cleared for closing. This means:

- ✓ All required documents have been submitted and approved.
- The appraisal has been received and finalized.
- Any necessary adjustments or changes have been made.
- Now, it's time to finalize your home purchase!



Understanding the Closing Disclosure (CD)

THIS WILL EXPLAIN THE FINAL NUMBERS

The Closing Disclosure outlines the final numbers for your home purchase.

- ★ Important Points:
- Must be reviewed and acknowledged at least three days before signing.
- Details your final loan terms, payments, and total cash needed to close.
- Should closely match your original Loan Estimate with minor adjustments for taxes, interest, and insurance.
- Review your Closing Disclosure carefully and ask questions before signing!



Scheulding Your Signing

ONCE YOUR CLOSING DISCLOSURE IS ACKNOWLEDGED:

- Choose Your Signing Method:
- Sign in person at the title office.
- Arrange a mobile notary for convenience.
- Final Funds to Close:
- Funds should be received by the title company the day before closing.
- Funds can be wired or provided via cashier's check.
- Confirm all financial details with your lender and title company to prevent delays.



Verification of Property Condition FINAL WALK THROUGH PRIOR TO CLOSING

The final walk-through ensures the home is in the expected condition before closing.

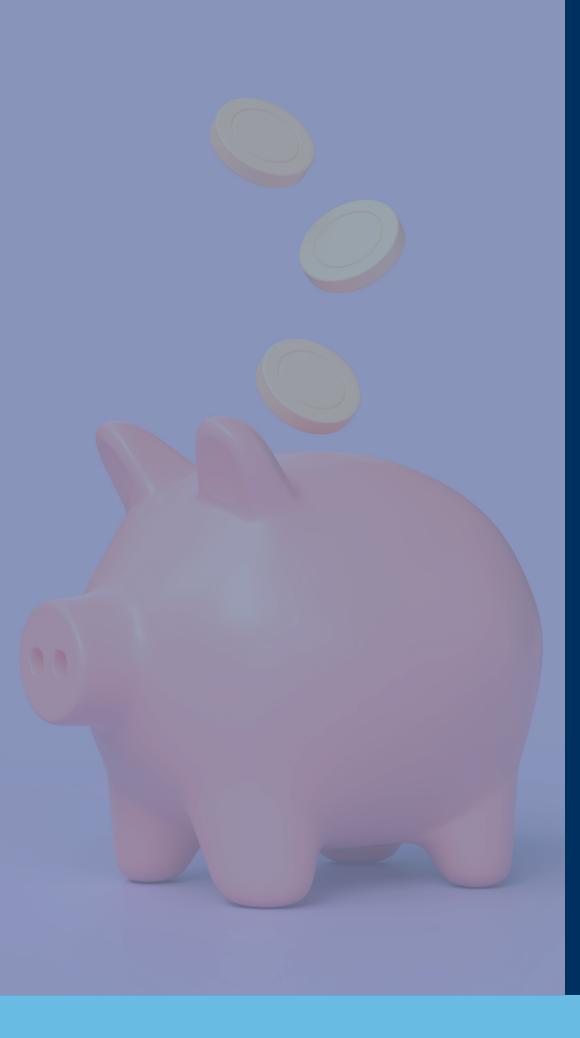
- When: Typically within 5 days of closing (preferably within 24 hours).
- Purpose: Verify that:
- No new damage has occurred.
- Agreed-upon repairs (if any) have been completed.
- The home is in the same condition as when the offer was accepted.
- If issues arise, notify your agent immediately.



Final Document Signing

BEFORE YOUR LOAN IS FUNDED AND RECORDED:

- **> What to Expect:**
- Receive and review documents from your lender in advance.
- Ask questions if anything is unclear.
- After signing, you'll receive copies of all final documents.
- Once signing is complete, your loan will be cleared for funding and recording.



Funding & Recording

THIS IS THE FINAL STEP IN YOUR HOME PURCHASE PROCESS

- **Funding:**
- The lender wires funds to the title company.
- Once borrower and lender funds are received, the transaction is finalized.
- Recording:
- The title company records your ownership with the county.
- The deed and loan agreement are officially filed.
- 📢 Once recorded, you are officially a homeowner! 🎉



Congratulations!!

WHEN DO YOU GET THE KEYS?

Once your transaction has funded and recorded you are officially the owners of your new home

- Possession is usually granted at recording.
- If the seller or tenants remain in the home post-closing, this will be outlined in your purchase contract.
- Your agent will confirm key transfer timing based on your agreement.

Contact Information

Get in Touch

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WEST CAL FINANCIAL HOME BUYER CREDIT

PURCHASE PRICE: \$800,000 DOWN PAYMENT: \$160,000 (20%)

LOAN AMOUNT
X LOAN COMMISSION (1.25%)
BUYER CREDIT

 $$640,000 \times 1.25\% = $8,000 \text{ CREDIT}$

If you would rather obtain a lower rate with this credit we use it to buy down the interest rate.

