

The Arizona Closing Process

In AZ there are **3 closings**.

1. **The Buyer Closing**, where the buyer(s) sign all documents and bring in your final cash monies as outlined in your provided HUD 1 Disclosure.

2. **The Seller Closing**: The seller signs all documents with title. (usually different time and day)

3. **The Property Closing**. Title combines and finalizes all docs from the Buyer and Seller closings. The lender is notified of finalization and they wire your mortgage money to title. Title finalizes and disperses funds to all parties as indicated in the contract and HUD 1 Title then records the property in your name at the county. Once funded and recorded, title notifies me that I can turn over the keys to you.

A FINAL WALK THROUGH of your property is required to ensure that the property remains in the condition you accepted at the end of your disclosure period.

We need to do our final walk through prior to the Buyer Closing, so let me know when you schedule to go to the title company to sign.

Note that you will NOT get your keys at Buyer Closing. There are still 2 more closings before that happens. I will notify you when I am authorized to turn the keys over to you.

WELCOME HOME!!