



WHAT HAPPENS AFTER the CLOSING

All Coast Title & Escrow realizes that buying a home can sometime be an overwhelming process so we have created this list is a reminder of some of the important things you may not have thought about after closing.



KEYS TO HOME

You have been supplied with a set of keys that unlocks the doors to your new home. To ensure security, change the locks upon moving in.



UTILITIES

If you have not done so already, contact the local service providers to make arrangements for electricity, water, phone and cable or satellite services. While some providers may need as little notice as a day to activate your services, some such as cable and phone may require.



OWNER'S TITLE INSURANCE POLICY

Your Owners Policy and Recorded Deed will be provided to you within a week of closing by mail. It is recommended that you keep all of your records pertaining to your home together in a safe place.



RECORDED DEED

Once recorded in the official county records, the original deed to your home will be mailed directly to you with your Owners Policy within a week of closing.



LOAN PAYMENTS

At the closing, written instructions were provided by your Lender with details for making your first loan payment. You should receive your loan statement before your first payment is due. If you don't receive a statement before your first payment is due, you can use the Payment Letter provided by your lender to mail in your first payment.



PROPERTY TAXES

At the closing, the Real Estate taxes were prorated between the buyer and the seller based on occupancy time in the home. Taxes in Florida are paid in Arrears, so it will be your obligation to make sure the taxes are paid when the tax bill comes out in November. If you pay your taxes by November, you will receive a discount on your real estate taxes. Taxes become delinquent April 1st. Check with your lender to find out if taxes are included with your payment and if the tax bill will be paid by the lender from escrowed funds.



FILING FOR HOMESTEAD

If the home you purchased is going to be your homestead property, you will be required to declare homestead and file for a homestead exemption. Homestead Exemption must be filed for by March 1st of the following year in order to receive the exemption for the next year.

A homestead exemption reduces the value of a home for state-tax purposes. Please check with the local county property appraisers office to determine eligibility, filing requirements and deadlines. We recommend filing for homestead exemption as soon as possible so you do not forget to do it.



POSTAL SERVICE

Your local Post Office can provide the necessary Change of Address forms to expedite the delivery of mail to your new home. You can speed up the process by notifying everyone who sends you mail of your new address and the date of your move. Many bills provide an area for making an address change.



DRIVER'S LICENSE, VEHICLE REGISTRATION AND INSPECTION

You are required by law to notify your state Department of Motor Vehicles (DMV) after any relocation so a new driver's license can be issued. You will also need to have your auto registration transferred. Check with your state DMV to determine requirements.

ACT

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