

BEFORE SIGNING THE CONTRACT

1. If possible, obtain from the Seller the location and condition of the septic system and well or oil tank.
2. Make certain the contract correctly states what personal property, if any, is included or excluded in the sale.
3. Be fully satisfied as to the physical condition of the premises.
4. Be aware of any restrictions, conditions or easements affecting the premises.
5. If there is a mortgage contingency clause in the contract, be certain that the exact details of the mortgage are spelled out and that the requirements of the lending institution are understood. Apply promptly for your mortgage

AFTER SIGNING THE CONTRACT

1. When the written commitment is received from your bank, notify your attorney and sales associate.
2. Discuss with attorney the process of obtaining an Owners Policy of Title Insurance, the Lending institution (mortgagee) may require title policy insuring the mortgagee, but this does not insure the owner.
3. If you desire a survey (plot plan), or the bank requires one, and one is not available through the Seller, you should arrange for a plot plan with a surveyor & notify your attorney of surveyor's name.
4. Arrange with your insurance agent for homeowner's insurance, naming the Lending Institution as first mortgagee.
5. You will be notified by your attorney of the time and place of the closing. It is normally held in the office of the attorney for the buyer unless your lender requires the closing at its office.

WHEN THE CLOSING DATE HAS BEEN SET

1. Notify your insurance agent of the date of closing and obtain a copy of the insurance binder if required by your lender.
2. Arrange for utilities.
3. It is a good idea to inspect the premises immediately prior to closing.

AT THE CLOSING

1. Obtain a bank or certified check for the balance of the purchase price. Bring personal checks for any adjustments, bank charges and attorney's fees.
2. The purchaser is responsible for recording the warranty deed, the mortgage deed, the cost of the title search, an amortization schedule (if a purchase money mortgage). These funds will normally be billed to you as a disbursement, at the closing.
3. Mortgage documents must be signed by all the parties taking title and their attendance at closing is required