

## It's 48 hours until closing. Have you...

Verified with BUYER/SELLER Date, Time, Place for closing. Informed them that you will/will not be at the closing. Discussed with them potential delays such as delivery of legal documents by lender?

Verified with BUYER/SELLER that they understand what "GOOD FUNDS" are and have made arrangements with Community National Title for transfer of funds at closing? Remind them that a check drawn on a mutual fund company is not good funds"?

Reminded BUYER/SELLER of who must attend the closing and that all parties bring a driver's license (proof of ID) to the closing?

Discussed with BUYER/SELLER the potential for a delay in funding and that the closing is not necessarily completed at the time the documents are executed?

Verified with my BROKER that the commission breakdown is correct and faxed to Community National Title?

Verified with LENDER/BORROWER that underwriting requirements have been fulfilled and if not, what items must be delivered to Community National Title at closing?

Verified with LENDER that loan documents be delivered on time for scheduled closing?

Provided to Community National Title the original Power of Attorney (if necessary)?

Provided to Community National Title the name of home warranty company to be used?



Notified the Community National Title if there is a temporary lease agreement and rents to be collected at closing, if not part of original contract?

Discussed with Community National Title the delivery of proceeds requirements for seller?

Verified WHO has the keys/openers & when they will be provided to buyer?

