

# THINGS TO KNOW BEFORE CLOSING

## B U Y E R T I P S

- ▶ Provide a copy of current U.S. Government Issued Picture ID
- ▶ Provide fully completed Customer Information Sheet
- ▶ Provide marital status and spouse information and ID
- ▶ Lender contact information
- ▶ Copies of formation documents, active standing certificate, and resolution, to review, if not purchasing the property individually as natural persons
- ▶ Notice to Valley Land Title Co. if you are related to the Seller(s)
- ▶ Copy of a Current Certification of Trust or full Copy of Trust and any amendments to the Trust
- ▶ Advance notice if you will not be signing in person at Valley Land Title Co. and mobile notary arrangements or Remote Online Notary arrangements and appointments need to be made
- ▶ Bring in certified funds or proof of wire transfer payable to Valley Land Title Co. to closing
- ▶ Residential Warranty Invoice
- ▶ Survey and Survey Invoice, if buyer to secure under the Contract
- ▶ Power of Attorney, if a Power of Attorney will be used, to review to see if acceptable



[www.ValleyLandTitleCo.com](http://www.ValleyLandTitleCo.com)